

REPORT ON TREND & PROGRESS OF HOUSING IN INDIA 2025



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OF HOUSING IN INDIA
2025**

संजय शुक्ला
प्रबंध निदेशक

Sanjay Shukla
Managing Director



Letter of Transmittal

HO/MRCPD and CCC/DOC/2026/00796

January 29, 2026

Magha 9, 1947 (Saka)

The Secretary
Department of Financial Services
Ministry of Finance
Government of India
Jeevandeep Building, Parliament Street
New Delhi - 110001

Sir,

In pursuance of the provision of Section 42 of the National Housing Bank Act, 1987, I have pleasure in transmitting herewith a copy of the Report on Trend and Progress of Housing in India, 2025.

Yours faithfully,

(Sanjay Shukla)

Encl: As above

भारत सरकार के अंतर्गत सांविधिक निकाय
कोर 5-ए, पांचवा तल, इंडिया हैबिटेड सेंटर, लोधी रोड, नई दिल्ली-110003
दूरभाष : +91-11-2464 2722, 2460 3470 फ़ैक्स : +91-11-2464 9030
ई-मेल : md@nhb.org.in

Statutory Body under the Government of India
Core 5-A, 5th Floor, India Habitat Centre, Lodhi Road, New Delhi-110003
Phone : +91-11-2464 2722, 2460 3470 Fax : +91-11-2464 9030
e-mail : md@nhb.org.in

“बैंक हिन्दी में पत्राचार का स्वागत करता है”

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Abbreviations

ADF	Automated Data Flow
AE	Advanced Economies
AFD-France	Agence Française de Développement
AHF	Affordable Housing Fund
AHP	Affordable Housing in Partnership
AML	Anti Money Laundering
APAC	Asia-Pacific
ARHC	Affordable Rental Housing
BLC	Beneficiary-led Construction
BLE	Beneficiary-led Enhancement
CAMELS	Capital Adequacy, Asset Quality, Management Aspects, Earnings, Liquidity and Systems & control
CAPEX	Capital Expenditure
CDRIHL	Centralized Data Repository for Individual Housing Loans
CE	Circular Economy
CERSAI	Central Registry of Securitisation Asset Reconstruction and Security Interest of India
CLM	Co-Lending Model
CLSS	Credit Linked Subsidy Scheme
CNA	Central Nodal Agencies
CoR	Certificate of Registration
CPs	Commercial Papers
CPI	Consumer Price Index
CRaMIS	Centralised Reporting & Management Information System
CSMC	Central Sanctioning and Monitoring Committee
CRAR	Capital to Risk (Weighted) Assets Ratio
EME	Emerging Market Economies
EMI	Equated Monthly Instalment
EWG	Early Warning Group
EWS	Economically Weaker section
FIU-IND	Financial Intelligence Unit-India
FSDC	Financial Stability and Development Council
GDP	Gross Domestic Product
GHTC	Global Housing Technology Challenge
GIS	Geographic Information System
GNPA	Gross Non-Performing Asset
GoI	Government of India
GRIHA	Green Rating for Integrated Habitat Assessment
GSDP	Gross State Domestic Product
GST	Goods and Services Tax

KFW	Kreditanstalt für Wiederaufbau
HIG	High Income Group
HFC	Housing Finance Company
HFR	Housing Finance Repository
HPI	House Price Index
HUDCO	Housing and Urban Development Corporation
IHL	Individual Housing Loans
IIT	Indian Institute of Technology
IMF	International Monetary Fund
IRDA	Insurance Regulatory and Development Authority
ISS	Interest Subsidy Scheme
LHP	Light House projects
LIG	Lower Income Group
MIG	Middle Income Group
MoHUA	Ministry of Housing and Urban Affairs
MoRD	Ministry of Rural Development
MoU	Memorandum of Understanding
MoSPI	Ministry of Statistics and Programme Implementation
MSCB	Multi-State Co-operative Banks
NBFC	Non-Banking Financial Company
NBFC-HFC	Non-Banking Financial Company-Housing Finance Company
NBFC-MFI	Non-Banking Financial Company- Micro Finance Institutions
NBFC-IFC	Non-Banking Financial Company-International Finance Corporation
NHB	National Housing Bank
NURHP	National Urban Rental Housing Policy
OECD	Organisation for Economic Cooperation and Development
OPEX	Operating Expenses
PFMS	Public Financial Management system
PLI	Primary Lending Institution
PMAY(U)	Pradhan Mantri Awas Yojana (Urban)
PPP	Public-Private Partnership
PVB	Private Sector bank
Q-o-Q	Quarter on Quarter
RAY	Rajiv Awas Yojana
RBI	Reserve Bank of India
RBI-EFD	Reserve Bank of India's Enforcement Department
RBS	Risk Based Supervision
RERA	Real Estate (Regulation and Development) Act, 2016
RHISS	Rural Housing Interest Subsidy Scheme
RRB	Regional Rural Bank
SCB	Scheduled Commercial Bank/ Supervisory Committee of the Board

SSMs	Senior Supervisory Managers
SUNREF	Sustainable Use of Natural Resources and Energy Facility
TDS	Tax Deducted at Source
TSM	Technology Sub-Mission
UHI	Urban Heat Island
UIDF	Urban Infrastructure Development Fund
UT	Union Territory
WALR	Weighted Average Lending Rate
XBRL	eXtensible Business Reporting Language
Y-o-Y	Year on Year

Executive Summary

The Report on Trend and Progress of Housing in India is an Annual publication of National Housing Bank, pursuant to provisions of Section 42 of National Housing Bank Act, 1987.

The Report broadly covers the housing scenario and house price movements, flagship programmes of GoI on housing sector, role of Primary Lending Institutions (PLIs) in providing housing credit, performance of Housing Finance Companies (HFCs) and outlook for the sector.

The introductory chapter of this report presents an overview of the global economy and traces the Global House Price movement across major economic regions. It then narrows its focus to the Indian economy and housing sector, offering an analysis of the outstanding housing loan portfolios of scheduled commercial banks. The chapter highlights the role of housing finance companies in bridging the affordability gap and facilitating access to home ownership.

In addition, the chapter examines the National Housing Bank's Housing Price Index in India, which covers 50 cities. It also underscores the importance of refinance support provided by NHB, ensuring adequate liquidity for housing finance companies and enabling lending to borrowers, particularly those from low- and middle-income households.

Chapter Two highlights key government housing schemes such as PMAY-G, PMAY-U, and the Rural Housing Interest Subsidy Scheme (RHSS), which have played a significant role in the development of the housing sector. It explains the function of NHB as the central nodal agency for PMAY-CLSS, sanctions and disbursements under Urban Infrastructure Development Fund (UIDF), and Green Housing. The need for policy initiatives under Urban renewal and Redevelopment in large cities is also covered.

Chapter Three discusses the operations and performance of Primary Lending Institutions (PLIs) in Housing Finance. It also provides an analysis of performance of Housing Finance Companies under various parameters and highlights the regional disparity in housing finance.

The Fourth Chapter focuses on supervision of Housing Finance Companies. It describes NHB's role in ensuring compliance through on-site inspections, off-site surveillance mechanisms, risk-based supervision of HFCs and coordination with other Regulatory bodies.

The report concludes by presenting an outlook of the global, Indian economy and housing sector. Further, the report highlights the real estate sector in India stands as one of the key pillars of the nation's economic growth and employment generations. The government's support through policies and incentives for infrastructure development has been instrumental in propelling the growth trajectory. As India strides towards "Viksit Bharat 2047", rapid urbanisation, strong infrastructure development and increased adoption of sustainable practices, are expected to support the growth of residential housing market.

CHAPTER 1

AN OVERVIEW OF GLOBAL & DOMESTIC ECONOMY AND HOUSING SECTOR

Chapter Summary

The global economy has shown remarkable resilience to the shifting trade policies and geopolitical tensions. The IMF's World Economic Outlook of October 2025 revised up its 2025 global growth projection to 3.2 percent, however, reflects a deceleration compared to 3.3 percent growth in 2024. As per IMF estimate, inflation is expected to decline to 4.2 percent globally in 2025 and to 3.7 percent in 2026.

Indian economy displayed resilience amidst broader global uncertainty and weak external demand. For the year 2025-26, IMF projects India's GDP growth rate at 7.3 percent from 6.6 percent of previous projection.

As on March 2025, the outstanding individual housing loan stood at ₹36.07 lakh crore, of which the share of PSBs – 44 percent, PVBs – 36 percent, Housing Finance Companies – 19 percent, and Regional Rural Banks - 1 percent. Affordable Housing has long been a government priority, with regulatory enablement contributing to the momentum. Housing Finance Companies act as an important alternative channel to the housing sector and are instrumental in providing affordable finance to marginalized segment and borrowers belonging to informal sector.

India's seven key primary residential markets witnessed appreciating property prices during the period Jul-Sep 2025.

The cumulative refinance disbursement by the Bank till September 2025 stood at ₹4.24 lakh crore, of which nearly 66 percent of the disbursement was made to Housing Finance Companies.



An Overview of Global & Domestic Economy and Housing Sector

1.1 Global Economy & Housing Scenario

The global economy has shown remarkable resilience to the shifting trade policies and geopolitical tensions. The factors contributing to the resilience include improved policy frameworks in emerging markets, tariff outcomes being milder than what were anticipated earlier and very limited retaliation by the partner countries. The IMF's World Economic Outlook of October 2025 revised up its 2025 global growth projection to 3.2 percent, however, reflects a deceleration compared to 3.3 percent growth in 2024. The inflation outlooks are mostly benign across the countries and low inflation has provided the headroom for monetary policies to be eased across the economies.

Global crude oil prices exhibited a declining trend with Brent crude falling from a high of US \$77 per barrel in early-April 2025 to US\$ 68 per barrel during September 2025. (Source: RBI). However, protracted geopolitical tensions resulting in reduced supply, sanctions on major oil producing countries, supply shortages due to lower investment in new oil projects owing to energy transitions and faster than expected recovery in global demand may put upward pressure on crude oil prices. As per IMF estimate, inflation is expected to decline to 4.2 percent globally in 2025 and to 3.7 percent in 2026.

Indian economy displayed resilience amidst broader global uncertainty and weak external demand. Despite the external sector headwinds, the International Monetary Fund (IMF), Organisation for Economic Cooperation and Development (OECD) and the World Bank have revised India's growth forecast upwards for the current financial year, underscoring the continued momentum in domestic demand. IMF projects India's GDP growth rate at 7.3 percent, an upward revision from 6.6 percent for the FY 2025-26, in October reflecting better than expected outcome since then.

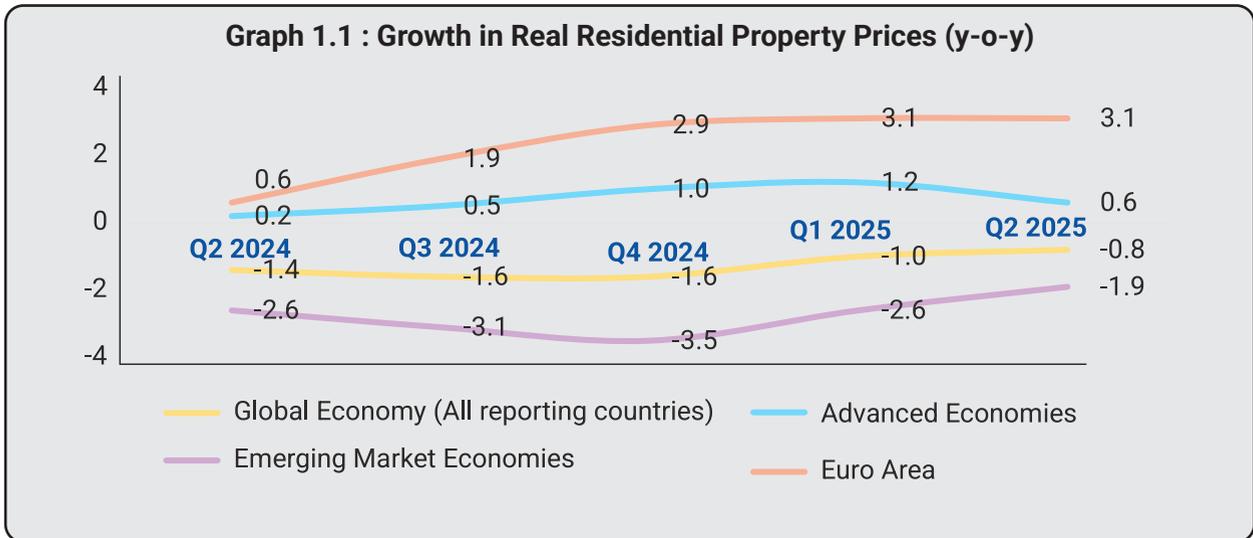
Housing Scenario

The global housing market demand is shaped by urbanization, population growth, rise of remote work and the growing preferences for sustainable homes. The dynamic shift in housing demand is anticipated across countries due to growing adoption of smart home technologies and the focus of developers towards sustainable construction practices. With rising consumer awareness and supportive government policies, green building initiatives are gaining momentum. The long-term competitive advantage of the residential market will be driven towards climate resilient housing, advanced technology, renewable energy sources, eco-friendly designs and energy efficient housing.

Global House Price Movement

Globally, the Y-o-Y growth in real house price index declined by 0.8 percent in Q2 2025, however marginally less as compared with 1.0 percent decline in previous quarter of Q1 2025. (Graph 1.1).

Between Q2 2024 to Q2 2025, the growth trends for advanced economies (AEs) and emerging market economies (EMEs) continued to diverge. Real house prices in advanced economies rose by 0.6 percent Y-o-Y, continuing the upward trend observed since Q2 2024. However, for the same period,



Source: Banking for International Settlements, Data pertains to Calendar Year

emerging market economies exhibited decline in growth in real house price index. The decline moderated to 1.9 percent in Q2 2025, as compared to the decline of 2.6 percent in Q2 2024 and Q1 2025. In the euro area, real house prices grew by 3.1 percent in aggregate in Q2 2025.

1.2 Indian Economy & Housing Scenario

Indian economy grew by an average of 7.8 percent during the last three years (2022-23 to 2024-25) making it the fastest growing major economy. Economic activity has remained resilient with growth of real gross domestic product (GDP) at 8.2 percent in the second quarter of 2025-26, marking a strong acceleration from last year's 5.6 percent growth for the same period. Manufacturing, construction, financial, real estate and

professional services, among others, are contributing to Q2 2025-26 GDP growth.

CPI inflation declined from a peak of 6.7 percent in 2022-23 to 4.6 percent in 2024-25. Inflation conditions remained benign during 2025-26, low inflation is primarily attributed to a sharp fall in food inflation, aided by improved supply prospects and measures by the government to effectively manage the supply chain.

The economy enters the second half of FY26 on a stable footing, anchored by well contained inflation, resilient domestic demand and supportive policy dynamics even as global uncertainties warrant continued vigilance. The implementation of several growth-inducing structural reforms, including streamlining of GST are expected to offset some of the adverse effects of the external headwinds. Rising capacity utilisation,

conducive financial conditions, and improving domestic demand should continue to facilitate fixed investment. However, ongoing tariff and trade policy uncertainties will impact external demand for goods and services. The real GDP growth for 2025-26 is projected at 7.3 percent. CPI inflation for 2025-26 is projected at 2.0 percent on account of the GST rate cuts and benign food prices. (Source: Reserve Bank of India, December 05, 2025)

Housing Scenario

The real estate sector – a key driver of economic growth has witnessed strong growth across the residential and commercial segments. The policy and regulatory reforms implemented by the Government of India and Reserve Bank of India have brought about a structural shift in the real estate industry particularly, the housing sector. India's housing sector, demonstrating resilience amid rising property prices and global uncertainties. The Indian housing sector is undergoing a significant transformation driven by shift in buyer preferences, technological advancements and growing awareness of sustainability.

The residential market has rebounded sharply in the post-pandemic period, registering robust growth in residential sales at a compound annual growth rate of 26 percent between FY 2022 to FY 2024. (Source: ICRA). For

the same period, the outstanding individual housing loan of Primary Lending Institutions (includes Scheduled Commercial Banks and Housing Finance Companies) increased from ₹25.11 lakh crore to ₹33.33 lakh crore. As on March 2025, the outstanding individual housing loan stood at ₹36.07 lakh crore, of which the share of PSBs – 44 percent, PVBs – 36 percent, Housing Finance Companies – 19 percent, and Regional Rural Banks - 1 percent. (Source: NHB).

Affordable Housing has long been a government priority, with regulatory enablement contributing to the momentum. The segment is also benefitting from increased private capital flowing into housing finance companies, expanding both funding availability and end-buyer demand. As of October 2025, outstanding priority sector housing credit by SCBs stood at ₹9.98 lakh crore, accounting for nearly 31 percent of the total housing loan book of ₹31.87 lakh crore, as compared to ₹7.47 lakh crore in March 2025, constitute 25 percent of the total housing loan book of ₹30.10 lakh crore (Source: RBI Sectoral Development of Gross Bank Credit). Going forward, the demand for affordable housing segment may be driven by favourable low-interest rate regime and RBI revised guidelines on priority sector have further enhanced the sector's prospects by increasing eligible loan limits.

Box 1.1: Housing Loan Composition of Scheduled Commercial Banks

The outstanding housing loan portfolio of scheduled commercial banks have doubled from ₹15.02 lakh crore since March 2021 to ₹30.42 lakh crore as of March 2025 (Table 1.1). The growth in housing loan portfolio is driven by structural and regulatory changes, shifts in borrowers' preferences, supportive policy and credit availability and development of Tier – II and Tier-III cities.

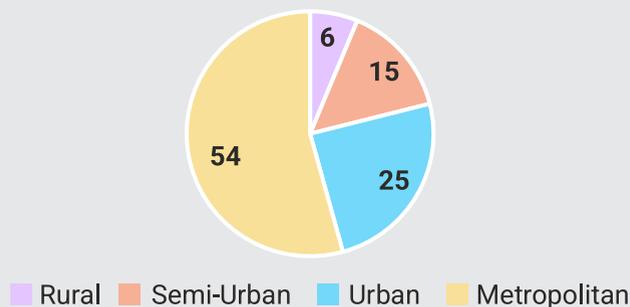
Table 1.1 Outstanding Housing Loan of Scheduled Commercial Banks

Scheduled Commercial Banks	No. of Accounts		Outstanding (Amt in ₹ crore)	
	Mar-21	Mar-25	Mar-21	Mar-25
Public Sector Banks	66,07,717	79,52,237	9,20,160	15,44,656
Private Sector Banks	33,28,529	65,79,830	5,29,442	13,92,157
Foreign Banks	64,752	54,958	25,289	29,966
Regional Rural Banks	5,82,762	5,89,923	24,745	47,362
Small Finance Banks	1,12,780	7,12,827	3,308	27,834
All SCBs (Total)	1,06,96,540	1,58,89,775	15,02,945	30,41,975

Source: RBI

The number of loan accounts increased substantially, bringing the borrowers under the formal credit system. The institution-wise lending reveals the fact that Public Sector Banks occupy 50 per cent of market share of housing segment. Small Finance Banks have increased focus on housing loans, witnessing the portfolio increase to ₹27,834 crore in March 2025 from ₹3,308 crore in March 2021. Based on Population category, the percentage share of housing loan extended by Scheduled Commercial Banks to Rural, Semi-Urban, Urban and Metropolitan Areas for March 2025 are furnished below.

Graph 1.2: Percentage share of SCBs Outstanding Housing Loan



Source: RBI

Metropolitan and Urban areas together account for nearly 80 percent of the housing loan portfolio of Scheduled Commercial Banks. However, the rural area share remains low at 6 percent. Despite the major contribution by Public Sector Banks in housing loan share, there exists regional disparity in rural and urban divides.

Housing Finance Industry

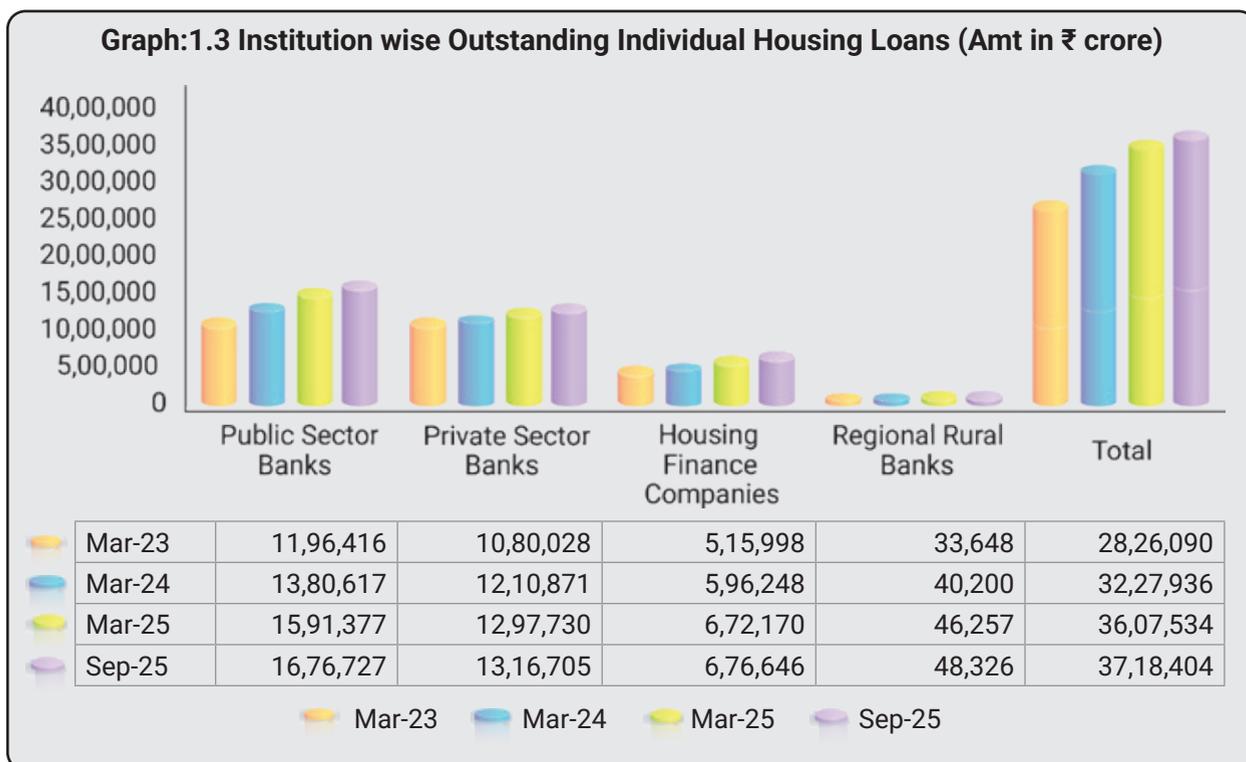
The housing finance industry has witnessed encouraging growth during the last ten years, supported by the mission of "Housing for All", change in the demographic composition of the economy, shifts in borrower preferences

for home ownership and deepening of India's financial sector. The outstanding individual housing loan to GDP ratio increased from 8.0 percent in FY 2014-15 to 11.2 percent in FY 2024-25. In absolute terms, for the same period the outstanding individual housing

loan of Scheduled Commercial Banks and Housing Finance Companies increased from ₹9.97 lakh crore to ₹37.14 lakh Crore.

Banks and Housing Finance Companies play a pivotal role in providing housing credit by

offering diverse home loan products and facilitating the government’s goal of affordable housing for all. The outstanding individual housing loans of Banks and Housing Finance Companies are placed below. (Graph 1.3)



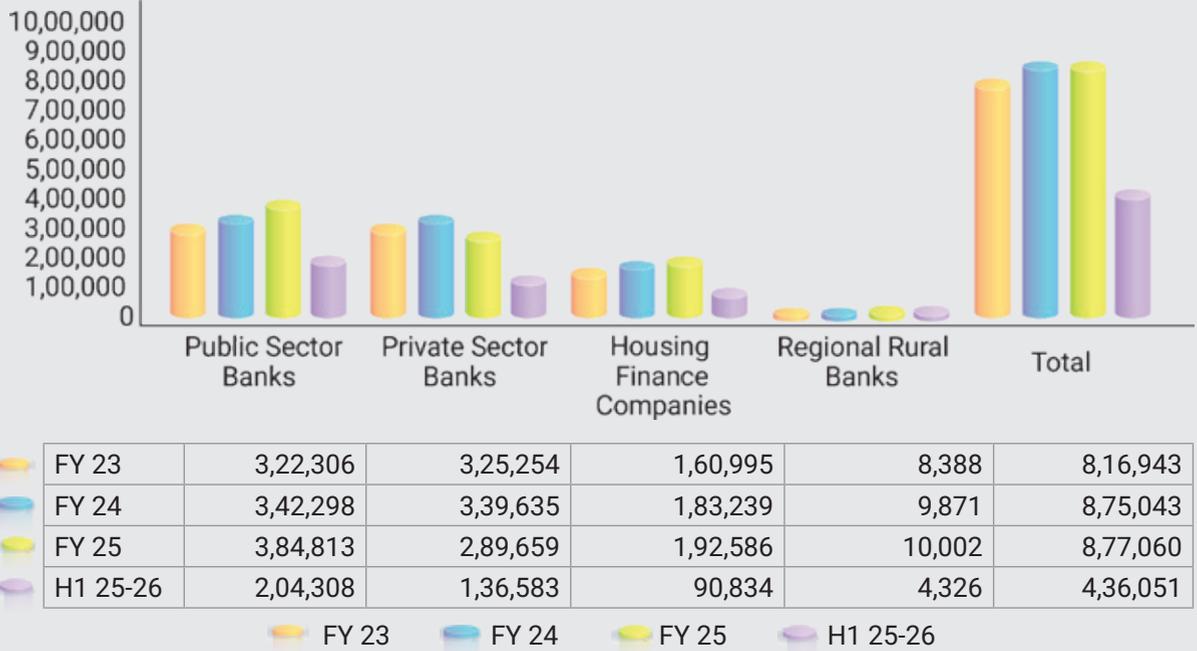
Source: NHB

Between March 2023 to September 2025, the outstanding individual housing loan extended by Banks and Housing Finance Companies registered a compound annual growth rate of 7.35 percent and the portfolio increased from ₹28.26 lakh crore to ₹37.18 lakh crore. In September 2025, the outstanding individual housing loan registered a Y-o-Y growth rate of 9.5 percent. The institution wise disbursement of Individual Housing Loans is placed below. (Graph 1.4)

The disbursement of individual housing loans by primary lending institutions increased to ₹4,36,051 during H1 25-26 from ₹4,14,580 over same period of last year.

Housing Finance Companies (HFCs) are providing housing loans, and they bridge the affordability gap, making home ownership accessible. It acts as an important alternative channel to the housing sector and are instrumental in providing affordable finance to marginalized segment and borrowers belonging to informal sector.

Graph:1.4 Institution wise Disbursement of Individual Housing Loans (Amt in ₹ crore)



Source: NHB

Box 1.2: Income wise and slab wise composition of Individual Housing Loans of Housing Finance Companies

Table 1.2 Income-wise Outstanding and Disbursement of Individual Housing Loans by Housing Finance Companies (Amt in ₹ crore)

Income slab wise IHL Outstanding	Outstanding as of Sep 2025	Disbursement H1 25-26
EWS & LIG Segment	2,40,188	22,784
MIG Segment	3,10,304	43,255
HIG Segment	1,26,156	24,795
Total	6,76,646	90,834

Source: NHB, EWS households are defined as households with an annual income up to ₹3 lakh. LIG households are defined as households with an annual income from ₹3 lakh up to ₹6 lakh. MIG households are defined as households with an annual income from ₹6 lakh up to ₹9 lakh.

From the table it is inferred that as on September 2025, the EWS LIG segment accounted for 35 percent of individual housing loan portfolio of Housing Finance Companies. For the period H1 25-26, out of the total disbursement of ₹90,834 crore, EWS and LIG segment account for 25 percent of disbursement.

Table 1.3 Loan-slab wise Outstanding Individual Housing Loans by Housing Finance Companies

(Amt in ₹ crore)

Size of Outstanding Individual Housing Loans	Outstanding Sep 2025	
	Sep-25	Percentage Share
Up to ₹2 lakh	1,373	0.20
> ₹2 lakh to ₹5 lakh	11,374	1.69
> ₹5 lakh to ₹10 lakh	58,965	8.74
> ₹10 lakh to ₹25 lakh	2,27,217	33.69
> ₹25 lakh to ₹50 lakh	2,15,242	31.92
> ₹50 lakh	1,60,214	23.76
Total	6,74,386	100.00

Source: NHB, total excludes pool buyout portfolio of ₹2,261 crores.

As on September 2025, the percentage share of HFCs outstanding individual housing loan under Up to ₹2 lakh to ₹25 lakh, constitute 44 per cent of the share in total.

Table 1.4: Size of Credit Limit Wise Classification of Outstanding Housing Loan of Scheduled Commercial Banks

From March 2021 to March 2025 the outstanding housing loan portfolio of scheduled commercial banks grown at a Compound Annual Growth rate of 15.14 percent. The size of outstanding housing loans along with their percentage share in total for the two periods are placed in (Table 1.2). From the table it is inferred that

Size of Outstanding Housing Loans	Outstanding (Amt in ₹ crore)		Percentage Share	
	Mar-21	Mar-25	Mar-21	Mar-25
₹ 25000 and less	111	334	0.01	0.01
Above ₹25,000 and up to ₹2 lakh	10,219	16,497	0.68	0.54
Above ₹2 lakh and up to ₹5 lakh	27,334	27,773	1.82	0.91
Above ₹5 lakh and up to ₹10 lakh	1,11,009	1,15,446	7.39	3.80
Above ₹10 lakh and up to ₹25 lakh	4,67,602	6,90,695	31.11	22.71
Above ₹25 lakh and up to ₹50 lakh	4,52,999	9,62,519	30.14	31.64
Above ₹50 lakh and up to ₹1 crore	2,28,693	6,85,391	15.22	22.53
Above ₹ 1 crore and up to ₹ 4 crore	1,46,881	4,33,746	9.77	14.26
Above ₹ 4 crore and up to ₹ 6.0 crore	17,426	44,812	1.16	1.47
Above ₹ 6 crore and up to ₹ 10 crore	11,783	30,878	0.78	1.02
Above ₹10 crore and up to ₹25 crore	6,883	20,602	0.46	0.68
Above ₹25 crore and up to ₹100 crore	4,934	8,671	0.33	0.29
Above ₹100 crore	17,072	4,610	1.14	0.15
Total	15,02,945	30,41,979	100.00	100.00

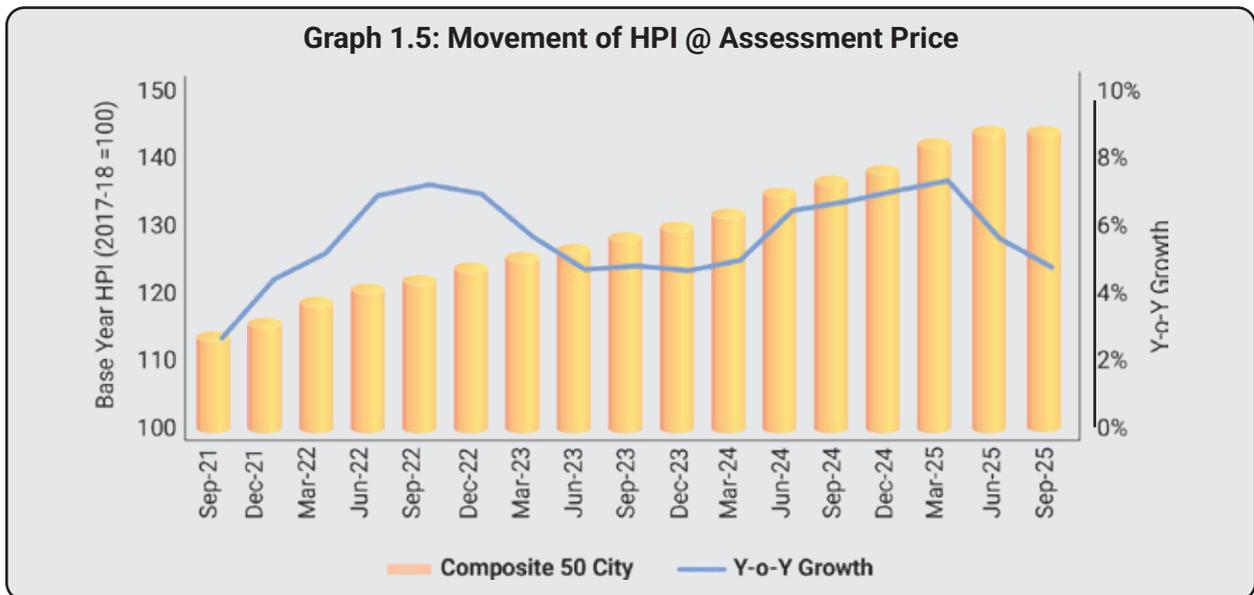
Source: RBI

The percentage share of housing loan above ₹25,000 and up to ₹25 lakh category, have decreased substantially from 41 percent in March 2021 to 27.96 percent in March 2025. Further, housing loan under the category of above ₹25 and up to ₹1 crore, percentage share increased from 45.36 percent to 54.17 percent during the same period. Also, as of March 2025, above ₹1 crore to up to ₹25 crore, contribute 17.42 percent of the total portfolio, increase from 12.17 percent in March 2021. The premium and luxury segments have expanded sharply, with their share of total sales rising from 7 percent in Q1 2019 to 21 percent in Q1 2024 and this trend of expanding share has continued in 2025. The momentum is driven by rising affluence, strong demand from high net worth individuals and Non-resident Indians, well located homes by branded developers and support from the economy. (Source: Anarock)

1.3 House Price Movement – NHB RESIDEX

The National Housing Bank publishes HPI Assessment Price on quarterly basis, across 50 cities with FY18 as the base year. The assessment price is based on the valuation of prices of residential units collected from

primary lending institutions. A composite index is calculated for 50 cities across India using the population of the cities as weights. The HPI @Assessment Prices recorded an annual increase (Y-o-Y) of 4.8 percent during Q2 2025-26 as compared with 5.7 percent a year ago. (Graph 1.5)



Source: NHB

India's seven key primary residential markets witnessed appreciating property prices during the period Jul-Sep 2025. Ahmedabad (6.0 percent), Bengaluru (11.3 percent), Chennai (6.7 percent), Hyderabad (2.6 percent), Kolkata (5.8 percent), Mumbai (4.8 percent)

and Pune (4.6 percent) recorded increase in the index on an annual basis during Q2 FY26. The annual change in HPI @ Assessment Prices varied widely across the cities – ranging from an increase of 25.9 percent (Gurugram) to a decline of 7.9 percent (Kochi). Out of

the 50 cities covered, 11 cities registered a decline in the property prices on an annual basis. Quarter-wise and city-wise movement of HPI @ assessment prices are placed in **Appendix I.**

1.4 National Housing Bank Financial Assistance - Refinance

National Housing Bank offers refinance assistance to PLIs in respect of their loans given to individuals for housing. The Banks refinance lending has been the major source of low-cost long-term refinance for the housing finance system. The cumulative refinance disbursement by the Bank till September 2025 stood at ₹4.24 lakh crore, of which nearly 66 percent of the disbursement was made to Housing Finance Companies.

The Bank continued its concessional refinance to ensure requisite level of flow of credit to the needy segment and offered concessions in the range of 10 to 50 bps under its Liberalized Refinance Scheme to the eligible Primary Lending Institutions. This is to promote the flow of institutional housing credit to focus segments like loans in rural areas, hilly areas, loans up to ₹10 lakh, loans to women, 3rd gender/ disabled/ differently abled and SCs/STs. Besides, Bank introduced new concessions towards PSL compliant loans with 25 bps concession and increased concession for women borrowers from 10 bps to 25 bps. The Bank disbursed ₹21,521.85 crore under concessional rates during FY 2024-25.

To ensure sustainable low-cost funding for PLIs, the Bank raised fund of ₹3,830 crore through bonds to support fixed-rate financing. Aligned with the Bank's strategic intent to provide cost-effective, fixed-rate finance to eligible PLIs, a new sub-scheme namely, "Fixed Rate Refinance" under the existing LRS specifically using the aforesaid fund has

been introduced where flagged loan must be PSL compliant. During FY 2024-25, ₹2,055 crore has been disbursed under Fixed rate Refinance to 5 PLIs.

The Bank through its construction refinance scheme, aims to support the supply side of the market for affordable housing by providing financial assistance through PLIs specially Housing Finance Companies (HFCs) for addressing the credit needs of agencies executing affordable housing projects.

Further, Bank has introduced a new concessional refinance scheme named 'Special Refinance Scheme for Small Ticket Loans (with or without solar rooftop)'. The beneficiaries under this scheme are women in rural areas. Also, as part of its continuous effort to cater to the needs of the lower strata of society, the Bank introduced a new scheme towards slum redevelopment and low-cost housing for poor. The scheme will cater to (i) Slum Redevelopment projects under affordable housing having intended occupants as EWS/LIG and (ii) Low-Cost Housing for the Poor (low ticket size catering to EWS/LIG categories, with a maximum carpet area of 30 sq meters for EWS and 60 sq meters for LIG).

Further, the Bank under Affordable Housing Fund, provides refinance assistance to Primary Lending Institutions for individual housing loan to target segments under rural and urban areas. To encourage flow of cheaper credit to bottom of pyramid, refinance up to 100 percent is extended under AHF to EWS borrowers both under Rural and Urban Housing. The Bank has disbursed ₹56,040.47 crore till September 30, 2025, benefitting 5.62 lakh dwelling units.

NHB partnered with various international development agencies to channelize institutional credit flow for energy efficient and green housing, low income and informal

income segments. To penetrate formal credit flow towards green housing and in designated Aspirational Districts, the Bank allocated ₹2,000 crore under Green Housing and Aspirational District with concession of 25 bps.

Thus, the refinance support extended by the Bank ensures adequate liquidity availability to Housing Finance Companies for lending to borrowers particularly to low and middle income households.



Shri Sanjay Shukla, Managing Director, NHB presenting Report on Trend and Progress of Housing in India 2024, to the Secretary DFS, Ministry of Finance and Governor, Reserve Bank of India.



1.5 Centralized Data Repository for Individual Housing Loans (CDRIHL)

The Centralized Data Repository for Individual Housing Loans (CDRIHL) has been developed by National Housing Bank to capture transaction-level data for sanction, tenure, rate of interest, disbursement, outstanding, property size and location without revealing personal information of borrowers and co-borrowers. Account level information on IHL originated on or after 1st April 2024 is collected from the Housing Finance Companies (HFCs) and Banks on a quarterly frequency.

The data inter-alia includes information on the Individual Housing loan account spanning its tenure, Rate of Interest (RoI), Sanction Amount, Disbursement, Outstanding, Property Size, Property location, geography and borrower and co-borrower demographics i.e., Income, Religion, Gender, Occupation, etc.

The following reports are available on the basis of the data collected:

- Income Group Wise Break up of IHL Disbursements
- Carpet Area Wise Break up of IHL Disbursements
- Loan Size Wise Break up of IHL Disbursements
- Population Group Wise Break up of IHL Disbursements
- IHL Outstanding
- State wise IHL Disbursement & Outstanding across PLI Categories

The repository will provide useful insights on the housing finance sector and aid data driven policy making.

CHAPTER 2

HOUSING IN INDIA

Chapter Summary

The mission of "Housing for All" transformed the lives of people of our country and stimulated growth in more than 200 sectors of the economy. Pradhan Mantri Awas Yojana (PMAY) Urban and Rural provides affordable housing and alleviate the housing gap in India. Under PMAY-G, as on November 13, 2025, the number of houses sanctioned and completed includes 3,86,21,495 and 2,90,25,443 respectively. Under PMAY-U & PMAY-U 2.0 as on 17th November 2025, the number of houses sanctioned and completed includes 122.06 lakh and 96.06 lakh respectively. 10 lakh houses are constructed using new technologies. Over the years PMAY-U transformed lives by enabling millions of low-income families in cities to move into safe, permanent, and affordable homes.

Till September 30, 2025, NHB has disbursed interest subsidy of ₹39,741.67 crore to 16.45 lakh households under PMAY CLSS for EWS/LIG, and ₹9,716.71 crore to 4.62 lakh households under PMAY-CLSS for MIG. Under, PMAY (U) 2.0-ISS, till September 30, 2025, total 11,962 applications amounting to subsidy of ₹45.56 crore (inclusive of processing fees net off TDS) have been sanctioned to PLIs and ₹40 crore (inclusive of processing fees net off TDS) have been released to 10,439 beneficiaries of 51 PLIs. Under Urban Infrastructure Development Fund, the Bank till September 30, 2025, total cumulative sanction and disbursement stood at ₹12,908.17 crore and ₹1,387.74 crore respectively.

With the projected increase in urban populations across India, there is an urgent need for cities to invest in building climate resilience and adopting a green, climate-smart development path.



Housing in India

2.1 Introduction

Housing, as a labour-intensive activity, assumes particular significance in a labour surplus economy like India, since it can provide greater employment per unit of expenditure when compared with many other sectors of the economy. Housing expenditure is found to have strong inter-industry linkages in the economy. An increase in housing investment would induce an increase in the output of almost all sectors in the economy.

The provision of affordable housing has been a priority in India since independence with various housing policies and flagship programmes designed to cater to different categories of socio-economic groups, especially the marginalized, economically weaker sections and low-income groups. Some of the key housing policies/schemes includes Rajiv Awas Yojana (RAY), PMAY Gramin & 2.0, PMAY Urban & 2.0, Affordable Rental Housing Complexes (ARHCs) & National Urban Rental Housing Policy (NURHP), etc.

Mission-mode based programmes along with comprehensive policy frameworks is the hallmark of India's approach for sustainable and affordable housing. The focus has slowly shifted from providing affordable housing to development of sustainable, habitable, adequate and affordable housing.

2.2 Performance of Government Housing Schemes/Programs

The Government of India has made substantial efforts in fulfilling the housing needs of the population. The initiatives have a two-pronged approach benefit i.e. it provides shelter to everyone and has economic potential resulting from the mass construction of homes and creates a chain of economic activity. The mission of Housing for All transformed the lives of people of our country and stimulated growth in more than 200 sectors of the economy. Pradhan Mantri Awas Yojana (PMAY) Urban and Rural provides affordable housing and alleviate the housing gap in India.

2.2.1 The Pradhan Mantri Awaas Yojana–Gramin (PMAY-G)

The Scheme was launched on 1st April 2016, aims to provide “Housing for All” in rural areas. The scheme helps eligible rural families for the construction of pucca houses with basic facilities like a kitchen, toilet. The scheme provides financial assistance to eligible rural households, including houseless families and those living in zero, one, or two-room kutcha houses, to construct pucca homes with basic amenities. The beneficiaries also gain access to piped drinking water, LPG, renewable energy, and building materials through

convergence with other government programs.

PMAY-G has significantly improved rural housing by reducing poverty, enhancing living standards, and promoting social and economic development, reflecting steady progress in strengthening rural housing infrastructure. The scheme has emerged as a transformative initiative in rural India, addressing the critical need for safe and dignified housing. By combining financial assistance, convergence with other welfare schemes, and technology-driven

transparency, the programme has not only reduced rural housing shortages but also enhanced living standards, promoted social inclusion, and supported economic development. With its extension to 2028-29 and renewed target of 2 crore additional houses, the scheme ensures that every eligible household has access to quality housing and a dignified life. The valuation studies conducted by various institutes are placed under (**Box 2.1**).

Under PMAY-G, as on November 13, 2025, the number of houses sanctioned

Box 2.1: The evaluation studies conducted under PMAY-G and major findings

- A considerable reduction in open defecation post-PMAY-G house has been observed due to construction of toilets leading to improved health status of the PMAY-G household members.
- There has been a significant increase in the use of LPG gas among PMAY-G households.
- PMAY-G house has decreased the burden of house maintenance.
- PMAY-G has made significant impact on the lives of beneficiaries – both in terms of physical facilities provided and subject well-being.
- PMAY-G has been able to ensure efficient use of technology for smooth implementation of scheme. Geo-tagging of houses, house quality review module, tech-savvy financial modules leverage quite well on technology.
- Gender Mainstreaming is actively encouraged under PMAY-G. Providing house in the name of female beneficiaries, allocation of house to transgender people, capacity building of women to become AwaasMitras contribute towards gender mainstreaming within the scheme.
- The technology-based solutions are also being used under the scheme to maximize transparency and accountability to ensure sanctity in the process right from the identification to completion of the houses.
- Awaas+ 2024 app- a unique app specially designed under the Pradhan Mantri AwaasYojana-Gramin (PMAY-G), having features of assisted survey through pre-registered surveyors, housing technology selection, face authentication, Aadhar based e-KYC, data capture of household, conditions of existing house, time stamped, and geo tagged photo capture of existing house proposed site of construction. The app works in online as well as offline mode. “Self-Survey” facility is available for eligible household in Awaas+2024 app Survey for next phase of PMAYG (2024-29).

Source: PIB, studies conducted by National Institute of Public Finance and Policy, National Institute of Rural Development & Panchayat Raj and NITI Aayog.

are made available to such households which requires construction/ modification of their dwelling units and have not been covered under PMAY-G, the Ministry of Rural Development (MoRD), Gol has launched the Rural Housing Interest Subsidy Scheme (RHSS) under Housing for All by 2022 to provide easy access to institutional loan to needy households for construction/ modification of their dwelling units who are not covered under PMAY (U). The beneficiaries, eligible to receive central assistance under this Scheme, will include any rural household who do not appear/figure on the permanent waitlist for PMAY-G and have not availed of benefit under PMAY (U).

The Scheme is effective from June 19, 2017, and beneficiaries would be eligible for an interest subsidy at the rate of 3 percent for loan amount up to ₹2 lakh for maximum tenure of 20 years or the actual tenure of the loan whichever is lesser, with the NPV discount rate of 9 percent. RHSS cover entire India, excluding the statutory towns as per Census 2011 and towns subsequently covered under PMAY - Urban. It will be implemented through PLIs viz. SCBs, HFCs, RRBs, Co-operative Banks, Small Finance Banks, and NBFC-MFIs. NHB has been identified as the CNA by the Gol, MoRD to implement the RHSS vertical of Housing for All Mission. Till September 30, 2025, NHB has disbursed subsidy amount of ₹24.32 crore to PLIs benefiting 12,084 households.

2.2.3 The Pradhan Mantri Awaas Yojana– Urban (PMAY-U)

“Housing for All”, the largest and sustainable and affordable housing programme in the world in terms of its size, scale and performance, launched in 2015 with four housing options : In-situ Slum Redevelopment, Affordable Housing through Credit Linked Subsidy, Affordable Housing in Partnership

and Subsidy for beneficiary-led construction or enhancement. PMAY-U addresses the extent of housing shortage with different socio-economic groups including slum dwellers, housing condition and tenure status across scales of urban demography. The PMAY-Urban not only ensures a pucca house having basic amenities to all eligible urban households but also guarantees a dignified living along with sense of security and pride of ownership to the beneficiaries as well as acts as an engine of economic growth through the provision of employment and income support.

Further, the Technology Sub-Mission (TSM) has been created for preparation of modern, innovative and green construction technologies, to ensure the sustainability of the houses constructed under the programme. The aim of TSM is to provide sustainable technological solutions for faster and cost-effective construction of houses suiting to various geo-climatic conditions of the country. As a part of TSM, a Global Housing Technology Challenge-India (GHTC) programme has been initiated to promote the use of new construction technologies that are sustainable, disaster resilient and save time and cost in low-cost housing projects. GHTC-India seeks to obtain the best innovative construction technologies across the globe through a comprehensive process. It aims to transform the eco system of housing construction sector through lighthouse projects (LHPs). The LHPs are acting as live laboratories to establish innovative and green construction practices across India.

PMAY-Urban 2.0: Over the years PMAY-U transformed lives by enabling millions of low-income families in cities to move into safe, permanent, and affordable homes. Building on this foundation, PMAY-Urban 2.0 was launched in September 2024. Its mission is: leave no family behind. Every urban

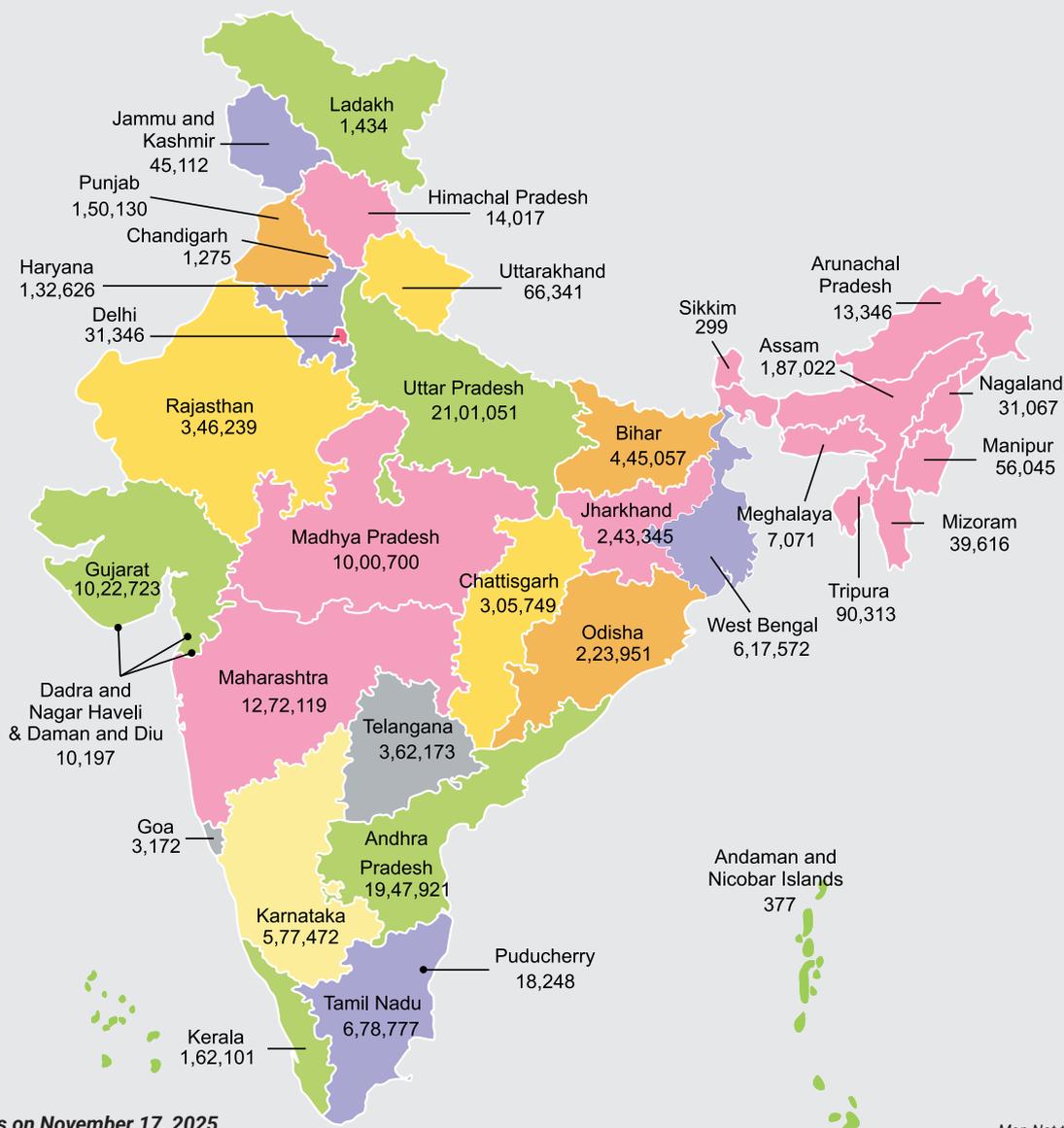
household, regardless of background, must have not just a roof, but a secure home with access to basic services.

PMAY-U 2.0 is being implemented through four verticals – Beneficiary-Led Construction (BLC), Affordable Housing in Partnership (AHP), Affordable Rental Housing (ARH), and the Interest Subsidy Scheme (ISS). Most of the homes approved fall under the BLC and AHP components. Through this ongoing effort, the government continues to support

inclusive urban growth, with the goal of ensuring that every family has not just a house, but a safe and dignified home.

Under PMAY-U & PMAY-U 2.0 as on 17th November 2025, the number of houses sanctioned and completed includes 122.06 lakh and 96.06 lakh respectively. Around 10 lakh houses are constructed using new technologies. (Source: MoHUA). The state-wise progress of the scheme is depicted in (Graph 2.2).

Graph 2.2: State-wise progress of PMAY-U & PMAY-U 2.0 (No. of Houses Sanctioned*)



*As on November 17, 2025

Map Not to Scale

Source: Ministry of Housing and Urban Affairs

From September 4 to October 31, 2025, the government has launched a nationwide campaign called Angikaar 2025, a mission that's bringing the promise of "Housing for All" directly to people's doorsteps. At its core, Angikaar 2025 is a mission-driven

campaign designed to ensure full saturation of the Pradhan Mantri Awas Yojana – Urban (PMAY-U) 2.0 scheme across India's urban landscape. The performance of the scheme as on August 2025 is mentioned in (Box 2.2).

Box 2.2: Implementation of PMAY-Urban 2.0

- A key focus of the ongoing implementation of PMAY-Urban 2.0 has been on promoting inclusivity and empowering vulnerable sections of society.
- As of August 2025-
 - ◆ About 75,417 houses have been sanctioned specifically in the name of women, including single women and widows', highlighting the government's continued commitment to ensuring safe and dignified living for women.
 - ◆ In Uttar Pradesh, 1,166 houses have been approved specifically for senior citizens, reflecting a focus on the housing needs of the elderly. Building on this commitment to support marginalized groups, the following numbers of houses have been sanctioned for various underprivileged communities:
 - 32,551 for Scheduled Castes (SC),
 - 5,025 for Scheduled Tribes (ST), and
 - 58,375 for Other Backward Classes (OBC) – ensuring that assistance reaches those who have historically faced social and economic disadvantages.

PMAY-Urban 2.0, along with the Angikaar campaign, represents a powerful commitment by the Government of India to inclusive development. PMAY-U 2.0 provides the foundation of dignified housing, while Angikaar complements it by integrating beneficiaries with essential services such as sanitation, healthcare, education, and financial inclusion. Together, they ensure that every home is a source of stability, opportunity, and dignity. With timely implementation, inclusivity at its core, and a convergence-driven approach, India is advancing steadily toward the vision of Housing for All. Each home built empowers a life, and every family included brings the nation closer to a future grounded in equity, justice, and sustainable growth.

Source: PIB

2.3 Role of National Housing Bank as a Central Nodal Agency in Achieving the Mission of Housing for All

NHB under its promotion and developmental role undertakes activities to encourage sound housing and housing finance system in the country. The activities include implementing the Government Schemes as Central Nodal Agency (CNA).

Promotion of affordable housing for weaker sections through Credit Linked Subsidy Scheme (CLSS) is one of the four verticals under PMAY (U), which has been implemented through PLIs viz. SCBs, HFCs, RRBS, Co-operative Banks, Small Finance Banks (SFBs) and Non-Banking Financial Company-Micro Finance Institutions (NBFC-MFIs). NHB has been identified as a Central Nodal Agency (CNA) by the GoI, MoHUA to implement the

CLSS vertical of PMAY. The CLSS vertical is one of the important components of the Housing for All Mission and is a Central Sector Scheme.

Till 30 September, 2025, NHB has disbursed interest subsidy of ₹39,741.67 crore to 16.45 lakh households under PMAY CLSS for EWS/LIG, and ₹9,716.71 crore to 4.62 lakh households under PMAY-CLSS for MIG. PMAY-CLSS for MIG was operational till 31st March, 2021 and PMAY-CLSS for EWS/LIG was operational till 31st March, 2022. Total Subsidy released under Scheme is ₹58,868 crore out of which Subsidy released by NHB is ₹49,455 crore. Total 25.04 lakh beneficiaries were given subsidies under the Scheme out of which subsidy for 21.07 lakh beneficiaries were released by NHB. State wise cumulative

release of subsidy by NHB under EWS/LIG and MIG are placed as maps (*Graph 2.3 & 2.4*).

PMAY (U) 2.0-ISS: Till September 30, 2025, 230 PLIs, comprising of 87 HFCs, 10 PSBs, 19 Private Sector Banks, 1 Foreign Bank, 35 RRBs, 68 Co-operative Banks, 9 Small Finance Banks and 1 NBFC-MFIs have signed MoU with NHB as CNA and NHB has received an amount of ₹150 crore from MoHUA for onward release of subsidy. The release of subsidy is being implemented through Public Financial Management System (PFMS). Till September 30, 2025, total 11,962 applications amounting to subsidy of ₹45.56 crore (inclusive of processing fees net off TDS) have been sanctioned to PLIs and ₹40.00 crore (inclusive of processing fees net off TDS) have been released to 10,439 beneficiaries of 51 PLIs.

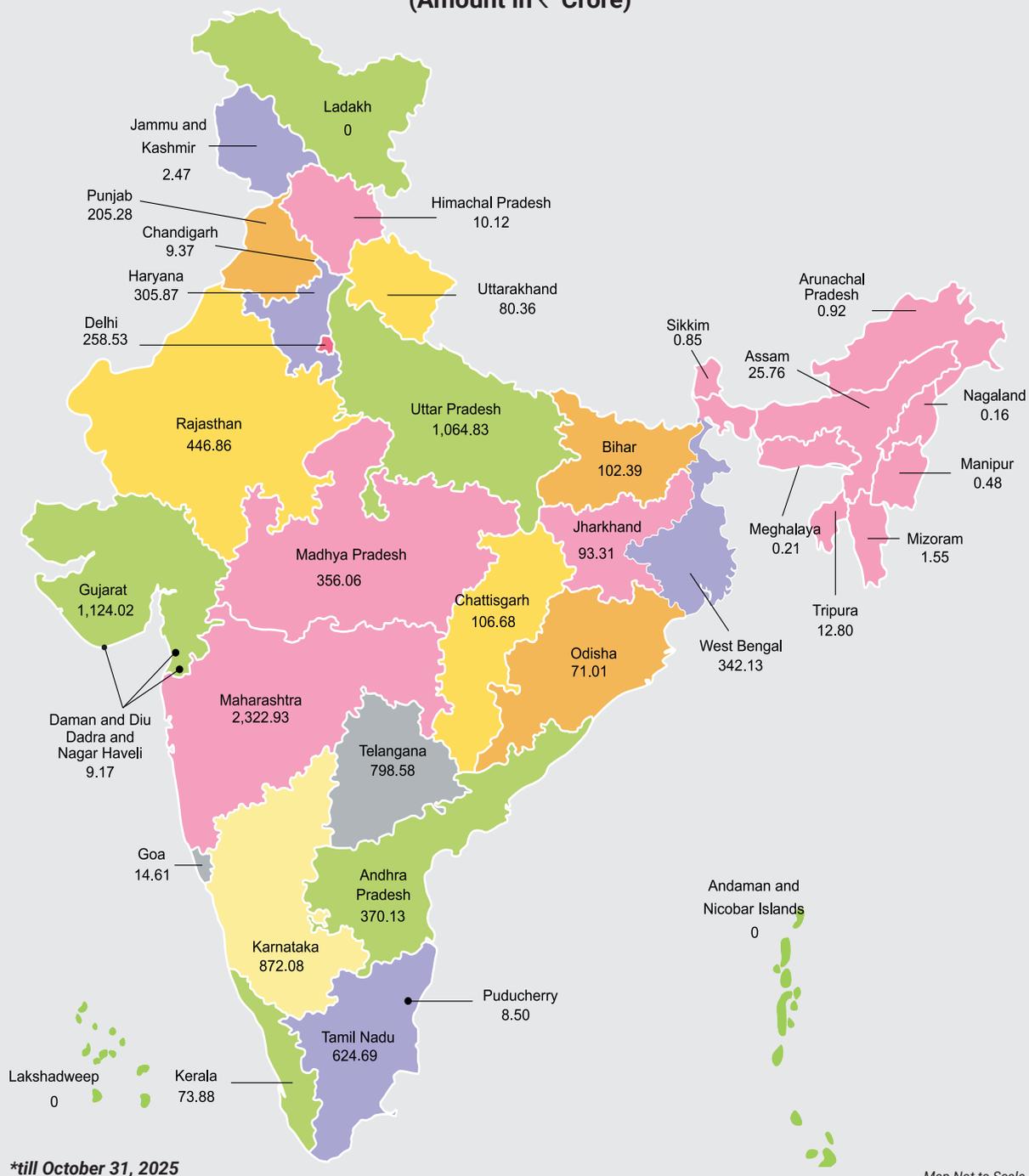


NHB signed the Memorandum of Understanding (MoU) with MoHUA for implementation of ISS under PMAY-U 2.0 at the 70th meeting of the Central Sanctioning & Monitoring Committee (CSMC) under PMAY-U chaired by Secretary (MoHUA).

Graph 2.3: State Wise Cumulative Subsidy Disbursed by NHB Under PMAY- CLSS (EWS/LIG) (Amount in ₹ Crore)



**Graph 2.4: State Wise Cumulative Subsidy Disbursed by NHB Under PMAY- CLSS (MIG)
(Amount in ₹ Crore)**



*till October 31, 2025

Map Not to Scale

2.4 Urban renewal and Redevelopment in large cities

India's urban population is fast growing, and its cities are expanding rapidly. According to the UN Department of Economic and Social Affairs, over 500 million Indians live in urban areas. The economic survey of India 2023-24 further predicted that more than 40 per cent of the population will reside in urban areas by 2030. Majority of economic activities are projected to happen in urban regions, with 70 per cent the GDP coming from these areas (*Source: World Bank*).

Indian cities are part of this phenomenon and many of them have dramatically transformed in recent years with increased investments in transport, energy, and digital networks empowering cities to support industries, create jobs, and improve living standards. A comprehensive urban renewal program is essential to address aging infrastructure and improve quality of life since many age-old structures can be repurposed to align with modern day living.

India's real estate sector is booming with new-age concepts, and redevelopment is gaining traction due to space scarcity and the need for efficient land use. These projects span governmental partnerships, societal initiatives, and developer-led efforts. Mumbai is at the forefront, with dilapidated buildings being continuously modernised. Key micro markets like Dadar, Prabhadevi, Bandra, Worli, Vile Parle, Juhu, Malabar Hill and Mahalaxmi are witnessing this trend. According to Anarock, in the Delhi-National Capital Region, ageing colonies and housing societies are being transformed. Surat is advancing with urbanisation and Smart City initiatives, while Bengaluru is upgrading old residential areas.

Redevelopment around metro, rapid-rail, and bus corridors will increase the housing density where infrastructure already exists.

Transit oriented development should reduce commute times, lower pollution, and support inclusive, walkable neighbourhoods. Urban renewal in housing offers significant PPP opportunities: developers gain high-value land in exchange for building affordable units, while governments reduce financial burden. Models like land-pooling, viability-gap funding, and cluster redevelopment are emerging solutions.

Policies such as PMAY-Urban, Model Tenancy Act, rental housing for migrants, and slum rehabilitation schemes support renewal. These frameworks enable states to regularize land, incentivize redevelopment, and create financially viable housing projects. Primary Lending Institutions and other specialized institutions like HUDCO etc. provide long-term funding, project finance, housing finance for EWS/LIG segment. These are important enablers for Urban renewals. NHB through Urban Infrastructure development funds is providing long term finance for selected infrastructure projects in Tier-2 and Tier-3 cities.

2.5 Urban Infrastructure Development Fund

The Urban Infrastructure Development Fund (UIDF) was announced in the Union Budget of FY 2023-24 utilizing the priority sector lending shortfall. Managed by National Housing Bank (NHB), UIDF aims to supplement efforts of the State Governments/UTs for urban infrastructure development work implemented through Public/ State Agencies, Municipal Corporations, and Urban Local Bodies in Tier 2 and Tier 3 cities by providing a stable and predictable source of financing. Reserve Bank of India, on May 31, 2023, has advised an allocation of ₹10,000 crore under UIDF for 2023-24 and on August 29, 2024, RBI has advised an allocation of ₹10,000 crore under UIDF for 2024-25 which

was subsequently reduced by ₹7000 crore. As per RBI letter, the aforesaid amount of ₹7000 crore shall be replenished by means of fresh allocation that will be carried out in FY 2025-26. National Housing Bank (NHB) communicated normative allocation to the respective States/UTs. For efficient implementation and real time monitoring the proposals, NHB has developed an in-house portal.

Till Sep 30, 2025, total cumulative sanction under both the tranches stood at ₹12,908.17 crore and total cumulative disbursements stood at ₹1,387.74 crore. Under the UIDF

Tranche-I, as on September 30, 2025, the Bank has received 853 projects from 25 States amounting to ₹10,804.98 crore out of which 759 projects amounting to ₹9,187.61 crore have been sanctioned and ₹1,208.96 crore have been disbursed for 280 projects in 17 states / UTs. Under the UIDF Tranche-II, as on Sep 30, 2025, the Bank received 220 projects from 16 States amounting to ₹5,257.26 crore out of which 153 projects amounting to ₹3,720.56 crore have been sanctioned and ₹178.78 crore have been disbursed for 12 projects in 5 states / UTs. Further, 3 projects of ₹226.73 crore has been sanctioned in-principal.

Projects implemented under UIDF



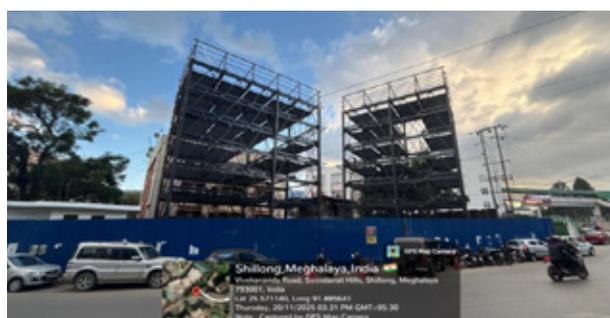
Construction of Roundabout and viaduct at East portal Dhali Tunnel, Shimla, HP.



Construction of Rotary Junction near Dhalli Tunnel of New smooth flow of traffic – Shimla, HP



Construction of Flyover at Vidhan Sabha Junction and widening of Victory Tunnel, Shimla, HP



Construction of the multi-level car parking facilities at Shillong, Meghalaya

2.6 Need for Green and Climate Resilient Housing

Housing is fundamental to the socio-economic well-being of the people; however, the sector

is also responsible for 17-21 percent of global carbon emissions. NHB as apex financial institution for housing finance endeavours to promote affordable housing with innovative and green housing

technologies. NHB has identified energy efficient residential housing and habitat in India as a segment that needs to be addressed. The Bank has partnered with various institutions such as KfW, Germany; AFD, France etc. from time to time to promote green housing. NHB and KfW collaborated in 2010 involving a credit line of Euro 50 million for promoting Energy Efficient New Residential Housing. The Bank in partnership with AFD launched SUNREF (Sustainable Use of Natural Resources and Energy Facility) Green Housing India Programme in the Residential Sector in 2017 with financing

component of Euro 100 million and technical assistance grant of Euro 12 million. The borrowings from the above institutions were utilised as per terms and conditions of the loan agreement.

In addition to above, NHB extends concession on refinance to primary lending institution towards Green Housing. To penetrate formal credit flow towards green housing and in designated Aspirational Districts, the Bank allocated amount of ₹2,000 crore under Green Housing and Aspirational District with a concession of 25 bps.

Box 2.3: Green and Resilient Housing

With the projected increase in urban populations across India, there is an urgent need for cities to invest in building climate resilience and adopting a green, climate-smart development path. The report published by World Bank Group, on "Towards Resilient and prosperous cities in India", makes the case for increased and urgent investment in climate smart and resilient cities in India and provides recommendations for scaling up successful climate actions and replicating contextual interventions. Some of the recommendations under Green and Resilient Housing is furnished as under:

- As more than half of the housing stock needed in 2070 is yet to be built, there is an opportunity to promote mainstream development of climate resilient green housing.
- Green housing design practices such as roof and wall insulation and efficient glazing can be incorporated into all new buildings, which would reduce energy consumption and emissions from the housing sector substantially by 2070.
- For future housing stock, the extra cost of green housing interventions on new house construction (improvement in building envelope, wall materials, ventilation, and windows) would be \$50 per person, adding up to approximately \$66 billion for every decade between now and 2070. It is essential to provide incentives and support to lower income groups to enable them to adopt green measures.
- Green housing interventions should initially target high-income housing types, which have the highest rates of energy consumption and emissions.

Source: World Bank Report on "Toward Resilient and Prosperous Cities in India, July 2025"

Green Certification for buildings is an important aspect for development of climate resilient, affordable building structures. The objective of green building rating system is to evaluate performance of green buildings based on various parameters such as

energy efficiency, water conservation and construction material used etc. While the green building certification is gaining momentum in country, green certified buildings in residential sector are still limited. Rating agencies adopt their own

green building certification systems and there is no equivalence of ratings provided by different agencies. There is a need for an authority which can set green building rating standards, define framework for equivalence of ratings and provide a regulatory regime for green housing certification agencies.

2.7 Research Studies on Housing and Housing Finance Sector

The Bank under its promotional and developmental functions, funded for six research studies to Indian Institutes of Technology across India. The broad objectives of the research studies are furnished below.

Box 2.4 : Summary of Research Studies

The Bank under its promotional and developmental functions, funded for six research studies to Indian Institutes of Technology across India on the theme Housing and Housing Finance Sector. The details of the research studies are furnished below:

1. Analysing Legal and Policy Frameworks for Integrating Circular Economy Principles in Affordable Housing Development in India.

This research examined the existing legal and policy frameworks governing affordable housing development in India through the lens of circular economy principles. The study assessed how current laws, regulations, and institutional mechanisms align with sustainability, resource efficiency, and lifecycle integration goals within the housing sector. In addition, the research undertook a comparative analysis of international best practices in affordable housing that successfully embed circular economy approaches – drawing lessons from jurisdictions that have demonstrated innovative policy and regulatory models. Through this analytical and comparative approach, the research identified key opportunities and challenges in integrating circular economy principles into India's affordable housing policies and proposed actionable recommendations to strengthen legal and policy support for such integration.

2. Towards Sustainable Housing: Integrating UHI Mitigation for Heatwave-Resilient Urban Design

The research examined the mapping and characterizing UHI hotspots in select cities (Mumbai, Faridabad, Udaipur), identified critical urban variables influencing UHI intensity at the neighbourhood, evaluated cooling energy demand and mitigation through simulation of interventions and assessed cost-benefit implications of the same and includes recommendation for urban heat mitigation.

3. Economic Growth and Housing Prices: Insights for India's Housing Market.

The study analysed the determinants of housing price movements in India through an integrated national and regional perspective. At national level, it examined how income levels and housing prices have evolved over time and to investigate the influence of key macroeconomic indicators on the Housing Price Index (HPI). At the regional level, the study explored inter-city variations in housing prices across Tier I, II and III cities by assessing the impact of local factors and suggest recommendations.

4. Innovative Construction Technologies for Green and Climate-Resilient Housing – The Potential of Moss Concrete.

The study explored moss concrete as a practical, low-cost, and passive alternative. Moss concrete is a "bioreceptive" material, specifically engineered to foster the growth of mosses (bryophytes) that do not penetrate or crack substrates, while directly growing on its surface. This "living skin" is a self-sustaining system that eliminates the need for soil or irrigation. The study provided a comprehensive review of this technology, synthesizes its environmental benefits and presents a evidence-based pathway for its adoption within the Indian housing sector to create more climate-resilient and nature-inclusive urban environments.

5. Dynamic Linkages between Housing Prices and Macroeconomic Variables in India: Evidence from Spillover, Wavelet, and Nonlinear Analysis.

The study analysed the interactions between Indian housing prices and key macro-financial variables and measured how housing prices respond to shocks in equity markets, interest rates, inflation, exchange rates and economic policy uncertainty. The research identified both high-frequency spillovers and lower-frequency macroeconomic relationships and determined whether the response of housing prices is symmetric or asymmetric over time.

6. Analysis of Economic Parameters and House Pricing

The study examined impact of different economic parameters on the house pricing and understand the variations in the impact of different economic parameters on house prices in selected cities viz. Delhi (Tier-1), Ludhiana (Tier-2) and Bathinda (Tier-3) and identified the most critical economic parameter which influences the house pricing and suggest recommendations.

The research reports are available on the Bank's website www.nhb.org.in.

CHAPTER 3

OPERATIONS AND PERFORMANCE OF PLIS IN HOUSING FINANCE

Chapter Summary

The individual housing loan to GDP ratio increased from 8.0 percent in FY2015 to 11.23 percent in FY 2025.

Housing finance companies have played a pivotal role in the development and expansion of the Housing sector in India. IHL outstanding for HFCs has increased from ₹5.16 lakh crore in March 2023 to ₹6.72 lakh crore in March 2025 and to ₹6.77 lakh crore in September 2025.

Total loan portfolio of HFCs increased by 17.39 percent to ₹9,60,520 crore as on March 31, 2025. Housing Loans increased by 13.97 percent to ₹7,06,702 crore as on March 31, 2025. Total Net Owned Funds of HFCs increased by 25.38 percent from ₹1,31,923 crore as on March 31, 2024, to ₹1,65,408 crore as on March 31, 2025. GNPA percent stood at 1.89 percent as on March 31, 2025. NNPA percent stood at 1.09 percent as on March 31, 2025.

The outstanding Borrowings of HFCs (including Public Deposits) as on March 31, 2025, were ₹8,19,581 crore, with an annual growth of 17.05 percent. HFCs have relied on borrowing from Banks (42 percent) and Debentures (34 percent) as the primary source of funding.

The Individual Housing Loans (IHL) outstanding of PLIs (HFCs, PSBs and PVBs) as on 30th September 2025 is ₹36,70,079 crore, registered y-o-y growth of 9.43 percent over 30th September 2024. The disbursement for the period H1 25-26, increased to ₹4,31,725 crore as compared to ₹4,10,417 crore during H1 24-25.

The region-wise share of IHL disbursement for the period H1 25-26 shows that Southern, Western and Northern States of the country account for 34.29 percent, 30.61 percent and 28.93 percent respectively of the cumulative disbursements made during H1 FY26 whereas the share of Eastern states (inclusive of the north-eastern states) is 6.17 percent only. The North-eastern states along with Sikkim account for 0.75 percent of the total IHL disbursements made during H1 FY26.

As on March 31, 2025, HFCs branches stood at 10,237 of which Northern states having 37.54 percent of HFCs branches, followed by Southern states with 37.53 percent of the branches. The branch network in the eastern parts of the country is 2.87 percent with 32 branches of HFCs in Northeast India. (including the State of Sikkim).



Operations and Performance of PLIs in Housing Finance

3.1 Introduction

Primary lending institutions have played a pivotal role in the development and expansion of the Housing sector in India. They play a key role in supporting government initiatives such as Pradhan Mantri Awas Yojana and affordable housing schemes. By extending credit facilities for low and middle-income groups, these institutions help bridge the demand-supply gap in the housing sector. Their strong presence in both urban and semi-urban regions ensures that housing finance solutions reach a broad demographic, stimulating local economies and fostering community development.

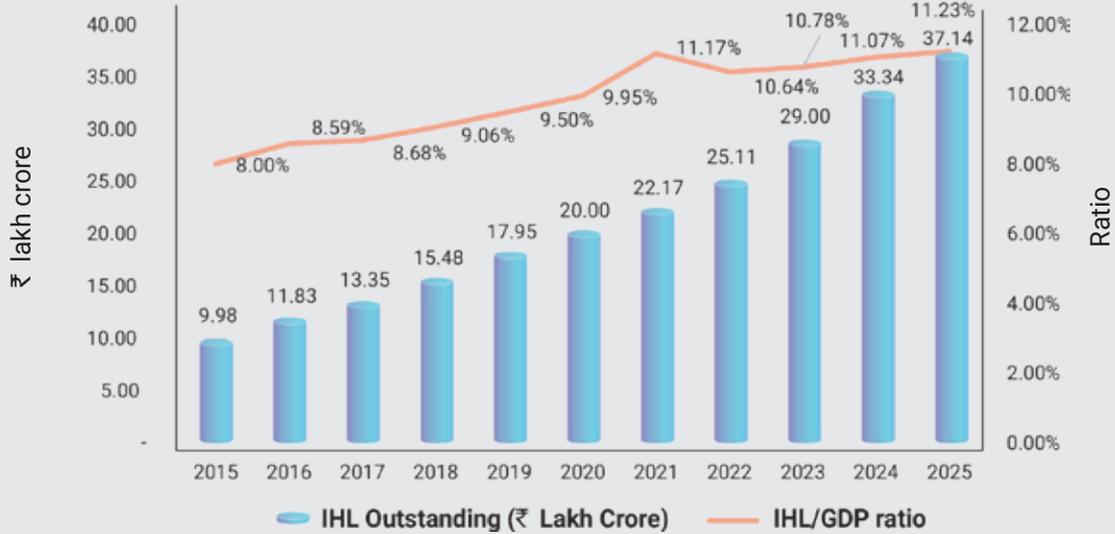
The housing sector has received sustained policy support through both demand and supply-side interventions by the government. Housing policies in India have undergone a paradigm shift, with the role of the government evolving from a 'provider' to that of a 'promoter'. Initiatives like RERA (Real Estate Regulatory Authority), FDI relaxations, GST, and bankruptcy code reforms have made the sector more transparent, structured, and investment friendly. The convergence of rapidly urbanizing hotspots, supportive regulations, and untapped rural demand—underpinned by a strengthened lending framework—set the stage for robust expansion in India's low-income housing segment.

Housing Loan Portfolio of SCBs and HFCs

Scheduled Commercial Banks and Housing Finance Companies are major players in the housing finance industry. The outstanding individual housing loan extended by these financial institutions has increased from ₹9.98 lakh crore in FY 2015 to ₹37.14 lakh crore in FY 2025. The individual housing loan to GDP ratio increased from 8.00 percent in FY 2015 to 11.23 percent in FY 2025.

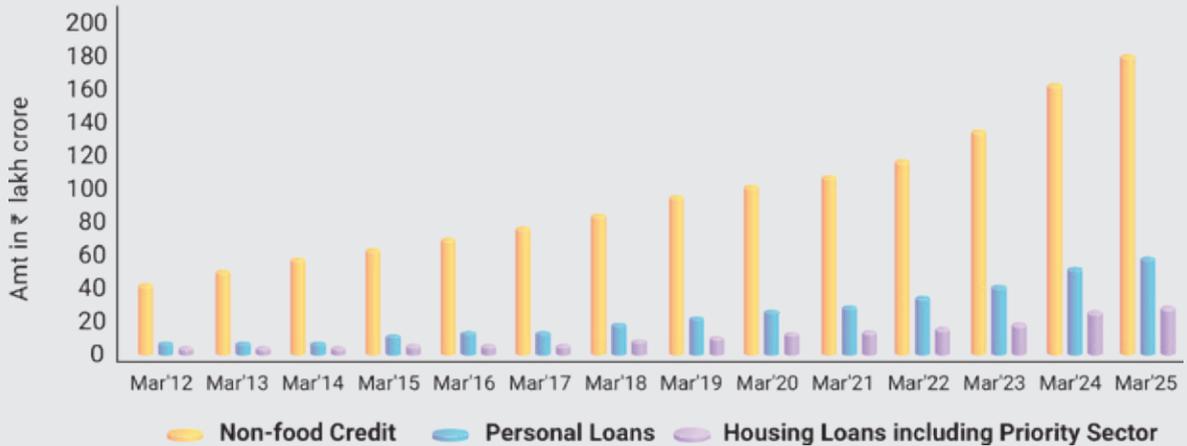
The housing sector is experiencing robust expansion. As per Knight Frank report India's housing market ranked 15th globally in Q1 2025 (January-March) with 7.7 percent annual price growth, driven by strong demand, rising incomes, investor confidence, and stable interest rates. Nearly 50 percent of the outstanding personal loan segment comprises Housing Loans. As per RBI report on Deployment of Bank Credit by major sectors, the outstanding loans for the Housing sector has increased from ₹3.97 lakh crore as on March 2012 to ₹30.10 lakh crore as on March 2025. The share of outstanding Housing Loans in Total Loans outstanding for Scheduled Commercial Banks increased to 16.53 percent in March 2025 from 8.76 percent in March 2012. (*Graph 3.2*)

Graph 3.1: Movement of IHL Outstanding to GDP ratio



Source: NHB and RBI

Graph 3.2: Deployment of Credit to Major Sectors by SCBs



Source: Deployment of Credit by Major Sectors, RBI

The quarterly movement of outstanding Individual Housing loan of HFCs since March 2023 is shown in (Graph 3.3). IHL outstanding

has increased from ₹5.16 lakh crore in March 2023 crore to ₹6.72 lakh crore in March 2025 and to ₹6.77 lakh crore in September 2025.

Graph 3.3: Outstanding Individual Housing Loan of HFCs (Amount in ₹ lakh crore)



Source: NHB

Note:

1. Excludes data of Indiabulls Housing Finance Limited & HUDCO from QE Sep 24 onwards owing to conversion to NBFC
2. Excludes data of Piramal Capital Housing Finance Private Limited from QE Jun 25 onwards owing to conversion to NBFC
3. Excludes data of IFL Home Finance Limited from QE Sep 25 owing to conversion to NBFC

3.2 Credit Flow to Housing Sector by Primary Lending Institutions (PLIs)

The analyses is based upon the data on disbursement and outstanding of Individual Housing loan portfolio submitted by the Primary Lending Institutions (PLIs) on the HFR Portal.

Individual Housing Loan Outstanding

- The Individual Housing Loans (IHL) outstanding as on 30th September 2025 is ₹36,70,079 crore. This comprises 18.4 percent share of HFCs, 45.7 percent by PSBs and 35.9 percent by PVBs.
- On a Y-o-Y basis, the IHL outstanding as on 30th September 2025 represents a growth of 9.43 percent over 30th September 2024 (₹33,53,686 crore). On a standalone basis, IHL book of HFCs, PSBs & PVBs grew by 8.1 percent, 14.0 percent and 4.7 percent respectively as compared to September 2024.

- Q-o-Q Growth in IHL Outstanding is 2.19 percent (₹36,70,079 crore as of 30th September 2025 from ₹35,91,309 crore as of 30th June 2025).
- The Rural Housing Loans outstanding is ₹2,83,156 crore (7.72 percent of the total IHL Outstanding) as on 30th September 2025 as against ₹2,76,556 crore. On a Y-o-Y basis, Rural IHL Outstanding has grown by 10.7 percent over 30th September 2024 level of ₹2,55,735 crore.
- On a sequential (Q-o-Q) basis, the Rural IHL outstanding as on 30th September 2025 increased by 2.4 percent from 30th June 2025 level of ₹2,76,556 crore.

Disbursement of Individual Housing Loan

- Cumulative Individual Housing Loan disbursement during H1 FY26 is ₹4,31,725 crore. This comprises 21.0 percent share by HFCs, 47.3 percent by PSBs and 31.6 percent by PVBs.

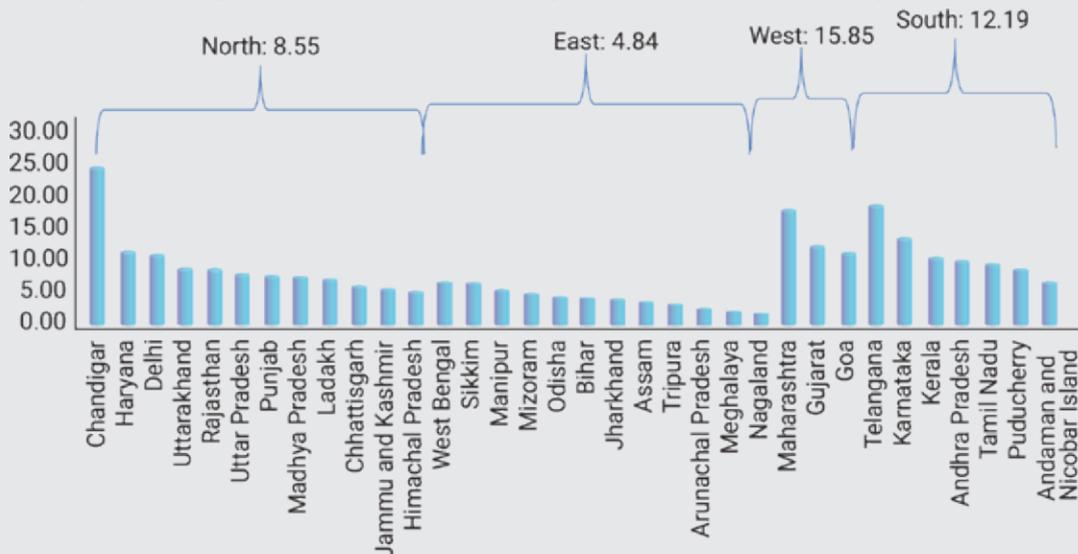
- On a Y-o-Y basis, the disbursements during H1 FY26 recorded an increase of 5.19 percent as compared to H1 FY25 (₹4,10,417 crore during H1 FY25).
- Cumulative disbursement for H1 FY26 by HFCs & PSBs increased Y-o-Y by 2.0 percent & 17.2 percent respectively over H1 FY25, whereas for PVBs the cumulative disbursement for H1 FY26 contracted by 7.1 percent over H1 FY25.
- On a sequential (Q-o-Q) basis, the disbursement during Q2 FY26 is 118.8 percent of the disbursement during Q1 FY26 (₹2,34,382 crore during Q2 FY26 as against ₹1,97,343 crore during Q1 FY26).
- The rural IHL Disbursement stands at ₹33,465 crore as on 30th September 2025 (Cumulative for H1 FY26). This comprises 20.8 percent share of HFCs, 41.7 percent by PSBs and 37.4 percent by PVBs.
- On Q-o-Q basis, rural IHL disbursement during Q2 FY26 (₹18,352 crore) is 121.4 percent of Q1 FY25 figures (₹15,113 crore)

Box 3.1: Regional Disparity in Housing Finance

Regional variation in credit flow for housing has been observed across country. The national average of Outstanding Individual Housing Loan to GSDP ratio stood at 10.85 percent for September 2025. However the regionwise variation is observed in Individual Housing loans to GSDP ratio.

The region-wise IHL to GSDP ratio is depicted in the Graph below:

Graph 3.4: Region-wise IHL Outstanding to GSDP Ratio as on September 2025



The national average of Outstanding Individual Housing Loan to GSDP ratio stood at 10.85 percent. Chandigarh UT recorded the highest ratio of IHL O/S to Gross State Domestic Product at 24.65 percent.

The state wise distribution of IHL to GSDP ratio shows that Telangana ranked the highest with a share of 18.84 percent followed by Maharashtra (17.98 percent), Karnataka (13.54 percent)

and Gujarat (12.13 percent). However, for the Central States & Eastern States, North-Eastern States and States of Jammu & Kashmir and Himachal Pradesh, the ratio of Outstanding Individual Housing Loan to GSDP ranges from 1.5 percent to 7.5 percent.

Region wise share of IHL Outstanding and Disbursement

The Southern, Western and Northern States of the country account for 34.29 percent, 30.61 percent and 28.93 percent share respectively, of the cumulative disbursements done during H1 FY2025-26 whereas the share of Eastern states (inclusive of the north-eastern states) is 6.17 percent. The North-eastern states account for 0.75 percent of the total IHL disbursements during H1 FY2025-26.

Table 3.1: All India - Individual Housing Loan - Cumulative Disbursement

(Amount in ₹ crore)

SL. No.	State/UT Name	IHL Disbursement FY 25				IHL Disbursement H1 FY 26			
		HFCs	PSBs	PVBs	Total	HFCs	PSBs	PVBs	Total
1	North	68,280	1,02,495	79,041	2,49,816	33,083	54,163	37,652	1,24,899
2	East	7,118	36,227	9,931	53,277	3,323	18,909	4,408	26,640
3	West	43,691	1,12,003	1,09,124	2,64,817	21,005	58,739	52,419	1,32,163
4	South	73,497	1,34,088	91,563	2,99,148	33,422	72,497	42,104	1,48,023
	All India	1,92,586	3,84,813	2,89,659	8,67,058	90,834	2,04,308	1,36,583	4,31,725

Note: Data is Provisional

Similarly, the share of Southern, Western and Northern states in IHL Outstanding are 35.04 percent, 30.72 percent and 25.53 percent respectively. Eastern States at 6.87 percent (the North-eastern states along with Sikkim combining to 0.94 percent) of the total Individual Housing Finance Sector remain comparatively under-penetrated.

Table 3.2: All India - Individual Housing Loan – Outstanding

(Amount in ₹ crore)

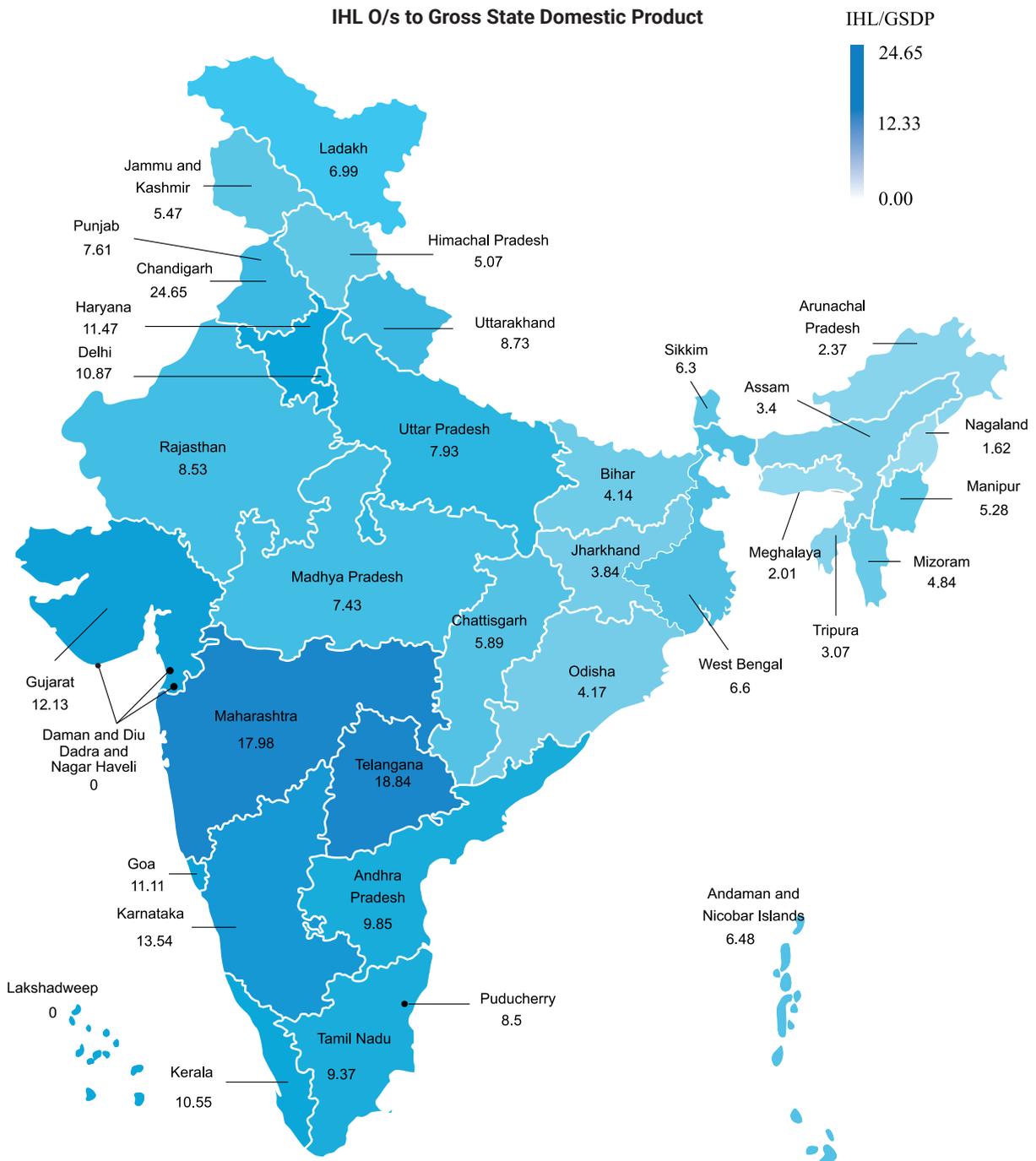
SL. No.	State/UT Name	IHL Outstanding 31 st March 2025				IHL Outstanding 30 th September 2025			
		HFCs	PSBs	PVBs	Total	HFCs	PSBs	PVBs	Total
1	North	2,08,933	3,86,060	3,12,319	9,07,312	2,11,767	4,09,143	3,16,101	9,37,011
2	East	34,100	1,62,135	47,559	2,43,794	34,244	1,70,749	47,318	2,52,312
3	West	1,55,807	4,02,406	5,29,129	10,87,343	1,57,374	4,32,171	5,37,801	11,27,346
4	South	2,73,330	5,66,198	4,08,051	12,47,579	2,73,261	5,97,859	4,14,755	12,85,875
	IHLs that cannot be allocated to any State*	-	74,577	672	75,249	-	66,805	730	67,535
	All India	6,72,170	15,91,377	12,97,730	35,61,277	6,76,646	16,76,727	13,16,705	36,70,079

* Pool buyout figures that cannot be allocated to a specific state.

Note Data is provisional

State wise details enclosed as Appendix II

Graph 3.5: State-wise IHL Outstanding to GSDP Ratio as on September'25



Source: NHB, MOSPI

3.3 Performance of Housing Finance Companies

Housing Finance Companies (HFCs) are specialized institutions registered under

the National Housing Bank Act, 1987. The financial year for registered HFCs is from 1st April to 31st March. The data has been taken as per Audited Schedule I submitted by HFCs. The data for Aviom India Housing Finance

Private Limited has been excluded as Reserve Bank of India (RBI) has superseded the board of the HFCs on January 27, 2025, on lack of proper governance and defaults in meeting various payment obligations.

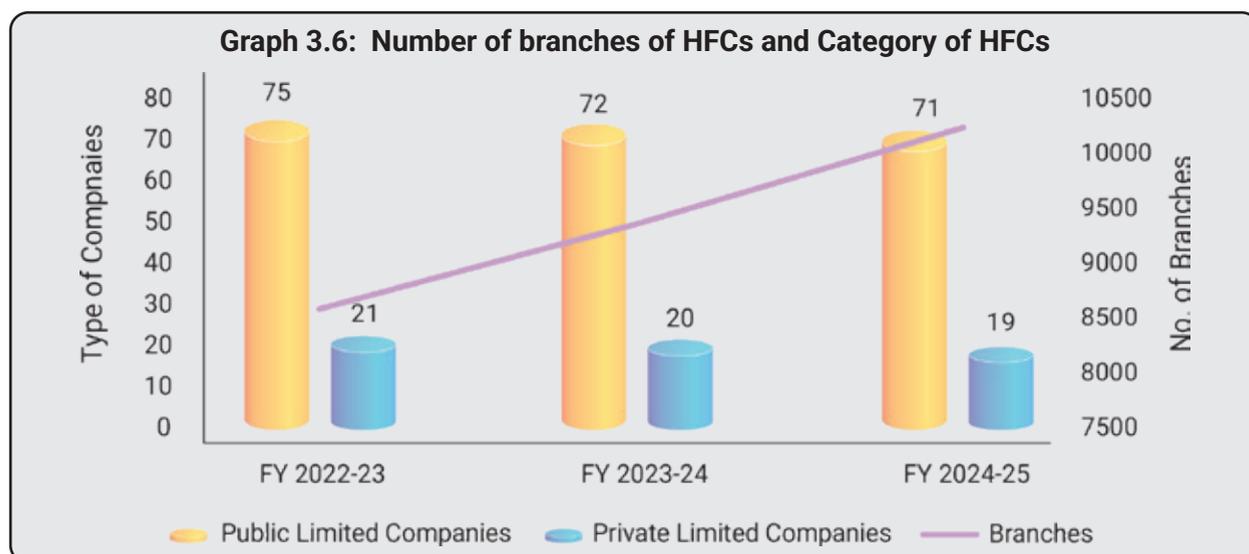
The financial performance of all Housing Finance Companies as on March 31, 2025 vis-à-vis previous years is provided at **Appendix III**. The number of HFCs included are 90 as under:

- FY 2024-25
- FY 2023-24 (excludes Housing and Urban Development Corporation Limited and India Bulls Finance limited)
- FY 2022-23 (excludes Housing and Urban Development Corporation Limited, India Bulls Finance limited, APAC Housing Finance Private Limited, Housing Development Finance Corporation Limited, Ind Bank Housing Limited, National Trust Housing Finance Limited, Reliance Home Finance Limited).

3.3.1 Classification of HFCs under Public Ltd. and Private Ltd.

As on June 30, 2025, the total number of registered Housing Finance Companies (HFCs) stood at 90, of which, 7 HFCs have permission to accept public deposits; and 4 HFCs are not accepting public deposit and required to obtain prior written permission from the Regulator before accepting public deposits. The remaining 79 HFCs do not have the permission to accept public deposits. Out of 90 HFCs, 71 were Public Limited Companies and 19 were Private Limited Companies.

The Branches/Offices of HFCs have steadily increased over the years. This expansion is a key part of their strategy to reach a wider customer base, particularly in affordable housing and Tier 2/3 cities. Branch design is a strategic choice that influences both agility and control on ground. As HFCs expand across geographies, choosing the right model becomes critical to ensure efficiency, consistency, and responsiveness.



Source: Off-site Returns, NHB

3.3.2 Branches/Offices Network of HFCs

The branch network of HFCs has expanded driven by robust domestic demand and the

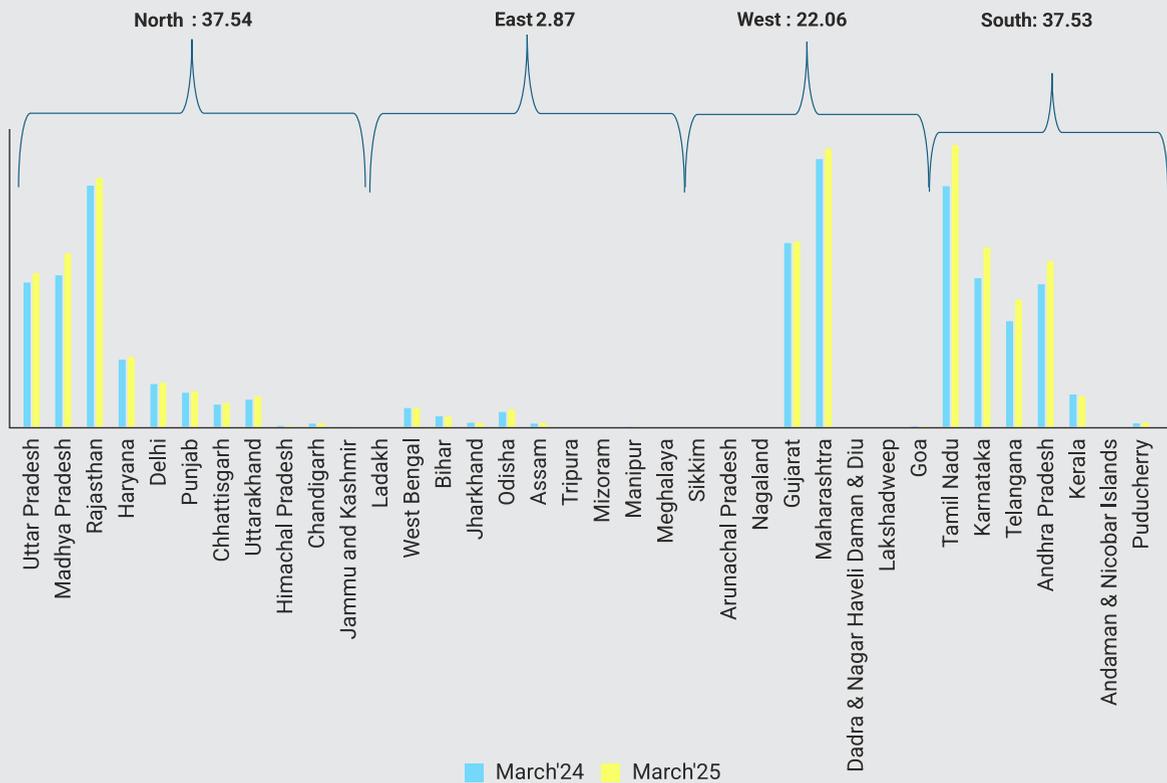
goal of increasing access to housing finance across the country. As on March 2025, HFCs had 10,237 branches in the country. However,

the skewed distribution of branch network has led to concentration of Housing finance in specific regions potentially leading to financial exclusion in less developed or remote regions. As on March 31, 2025, there were 7 States/UTs (Ladakh, Mizoram, Meghalaya, Arunachal Pradesh, Nagaland Andaman & Nicobar Island and Lakshadweep) with no branches while Jammu and Kashmir, Daman and Diu, Dadra and Nagar Haveli, Tripura, and Sikkim had less than 5 branches. Region-

wise disparity is visible in the branch network, with Northern states having 37.54 percent of HFCs branches, followed by Southern states with 37.53 percent of the branches. The branch network in the eastern parts of the country is 2.87 percent with 32 branches of HFCs in Northeast India. (including the state of Sikkim) *Source: Off-site Returns, NHB*

The region with no or scanty presence are the next frontier for finance in the country.

Graph 3.7: State/UT wise Distribution of Branches/Offices of HFCs for the last 2 years



Housing finance can be a growth catalyst for the development of North-East States. HFCs can leverage on the policies of the State Government and NHBs extended refinance support to banks and housing finance

companies operating in the region, with concessions ranging from 10 bps to 50 bps to focus on promoting affordable and rural housing.

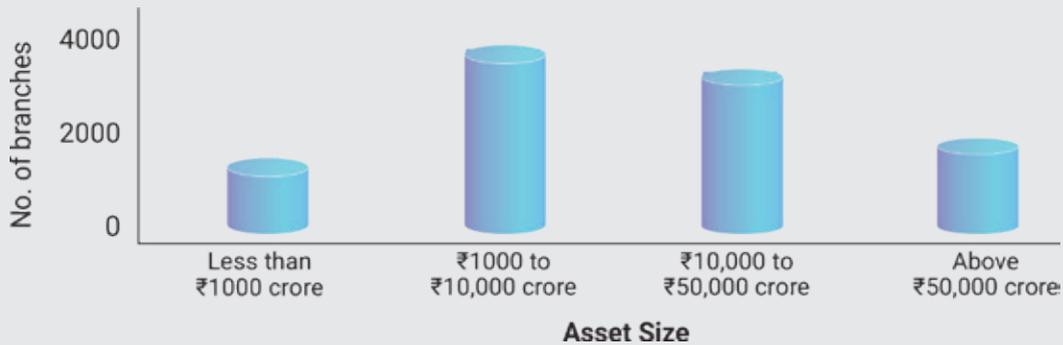
Box 3.2: Asset size wise-Distribution of Branch Network

Housing Finance in India has seen rapid growth on account of various trends such as increased urbanisation, favourable demographics, rising disposable income for large section of the population along with Government tax incentives and subsidies.

Housing Finance Companies have grown in stature over the years. Branch penetration is crucial for Housing Finance Companies (HFCs) as it facilitates last-mile connectivity to unserved and underserved populations in rural and semi-urban areas, which are key growth segments in the underpenetrated Indian housing finance market.

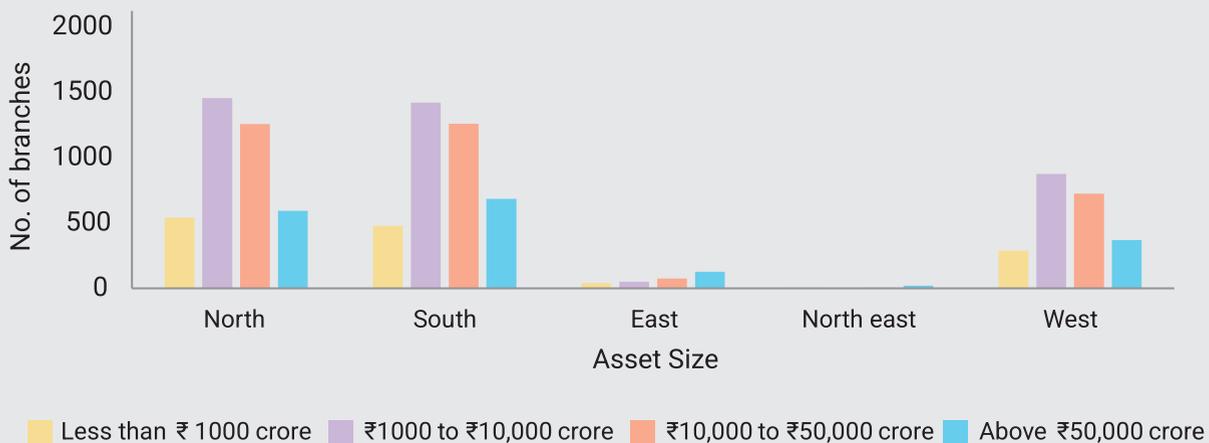
The asset size-wise branch distribution of HFCs is given in the graph below. HFCs with asset size below ₹1000 crore occupy 13.17 percent, ₹1000 crore to ₹10,000 crore occupy 37.12 percent, ₹10,000 crore to ₹50,000 occupy 32.40 percent and above ₹50,000 crore occupy 17.31 percent of the total branch network.

Graph 3.8: Number of Branches As per asset size



The region-wise (asset size-wise) percentage distribution of branches for the above category is given below:

Graph 3.9 : Region-wise (Asset size-wise) Distribution of Branch Network



HFCs have more presence in the North, South and Western region of the countries while Eastern and North-east regions remains comparatively underpenetrated.

Ensuring a more equitable distribution of branch networks for Housing Finance Companies (HFCs) will be important for expanding access to housing credit in underpenetrated regions. Leveraging technology and co-lending models will be crucial for extending reach beyond physical branches.

3.4 Financial Profile of HFCs

The data provided under this chapter is as on March 31st, 2025, excluding Housing and Urban Development Corporation Limited (accorded NBFC-IFC status in August 2024) and Indiabulls Housing Finance Limited (COR canceled).

The data for Aviom India Housing Finance Private Limited has also been excluded as Reserve Bank of India (RBI) has superseded the board of the HFCs on January 27, 2025, on lack of proper governance and defaults in meeting various payment obligations.

Box 3.3: Performance Highlights of Registered HFCs

Performance Highlights of registered HFCs are as under:

- Total loan portfolio of HFCs increased by 17.39 percent from ₹8,18,214 crore as on March 31, 2024, to ₹9,60,520 crore as on March 31, 2025, of which,
 - o Housing Loans increased by 13.97 percent from ₹6,20,070 crore as on March 31, 2024, to ₹ 7,06,702 crore as on March 31, 2025.
 - o Non-Housing Loans increased by 28.10 percent from ₹1,98,143 crore as on March 31, 2024, to ₹2,53,818 crore as on March 31, 2025.
 - o The share of outstanding Housing Loans to Total Loans declined to 73.57 percent as on March 31, 2025, from 75.78 percent as on March 31, 2024.
- Total Net Owned Funds of HFCs increased by 25.38 percent from ₹1,31,923 crore as on March 31, 2024, to ₹1,65,408 crore as on March 31, 2025.
- The outstanding Borrowings of HFCs (including Public Deposits) as on March 31, 2025, were ₹8,19,581 crore, with an annual growth of 17.05 percent
- The outstanding Public Deposits stood at ₹25,685 crore as on March 31, 2025, registering a Y-o-Y growth of 3.77 percent over previous year.
- GNPA percent stood at 1.89 percent as on March 31, 2025.
- NNPA percent stood at 1.09 percent as on March 31, 2025.

A summary of the key financial parameters of HFCs is given in the table below:

Table 3.3: Key Financial Indicators of HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			Percent Variation (Y-o-Y)	
	March'23	March'24	March'25	2023-24	2024-25
Paid up Capital	39,735	43,095	46,913	8.45	8.86
Free Reserves	92,845	1,15,999	1,45,724	24.94	25.63
Net Owned Fund (NOF)	1,11,221	1,31,923	1,65,408	18.61	25.38
Public Deposits	23,952	24,751	25,685	3.34	3.77
Housing Loans	5,39,514	6,20,070	7,06,702	14.93	13.97
Total Loans & Advances	7,09,505	8,18,214	9,60,520	15.32	15.61
GNPA %	3.16	2.22	1.89		
NNPA %	1.88	1.23	1.09		

Net owned funds of HFCs grew by 25.38 for FY 2024-25 percent as compared to 18.61 percent for FY 2023-24.

The Y-o-Y growth in Total Loan and Advances was 17.39 percent Y-o-Y in FY 2024-25 and 15.32 percent Y-o-Y in FY 2023-24. Housing Loans of HFCs grew by 13.97 percent Y-o-Y in FY 2024-25 as compared to a growth of 14.93 percent Y-o-Y in FY 2023-24. Public

deposits of HFCs registered a growth of 3.77 percent Y-o-Y in FY 2024-25.

3.4.1 Key Performance Indicators of HFCs- Categorization of HFCs on the basis of Public Ltd. and Private Ltd.

As on March 31, 2025, there were 71 Public Limited HFCs and 19 Private Limited HFCs. The key financial parameters of Public Ltd. HFCs and Private Ltd. HFCs are provided below:

Table 3.4: Performance of HFCs- Public Ltd. and Private Ltd.

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Public Ltd.	Private Ltd.	Total	Public Ltd.	Private Ltd.	Total	Public Ltd.	Private Ltd.	Total
Paid up Capital	37,947	1,789	39,735	41,036	2,059	43,095	45,313	1,600	46,913
Free Reserves	91,743	1,102	92,845	1,14,342	1,657	1,15,999	1,43,162	2,562	1,45,724
Net Owned Fund	1,08,446	2,775	1,11,221	1,28,499	3,424	1,31,923	1,61,611	3,796	1,65,408
Public Deposits	23,952	-	23,952	24,751	-	24,751	25,685	-	25,685
Housing Loans	5,35,182	4,333	5,39,514	6,14,233	5,837	6,20,070	7,00,834	5,867	7,06,702

In FY 2024-25, the Housing Loans of Private Limited HFCs grew by 0.52 percent Y-o-Y as compared to 34.73 percent Y-o-Y growth over last year.

The housing loans of Public Limited HFCs grew by 14.10 percent in FY 2024-25 as compared to 14.77 percent in FY 2023-24.

3.4.2 Key Performance Indicators of HFCs- on the basis of Public Deposit Accepting and Non-Public Deposit Accepting HFCs

The key financial parameters of HFCs, segregated into Public Deposit accepting and Non-Public Deposits accepting, are placed in the table below:

Table 3.5: Performance of HFCs- Public Deposit Accepting and Non-Accepting

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total
Paid up Capital	2,039	37,697	39,735	2,129	40,965	43,095	2,294	44,619	46,913
Free Reserves	47,185	45,660	92,845	57,382	58,617	1,15,999	68,283	77,441	1,45,724
Net Owned Fund	45,304	65,918	1,11,221	55,667	76,256	1,31,923	66,714	98,694	1,65,408
Public Deposits	23,952	-	23,952	24,751	-	24,751	25,685	-	25,685
Housing Loans	3,34,327	2,05,187	5,39,514	3,60,432	2,59,639	6,20,070	3,93,703	3,12,999	7,06,702

Public Deposits of Deposit Accepting HFCs increased by 3.77 percent Y-o-Y in FY 2024-25 as compared to a Y-o-Y growth of 3.34 percent in FY 2023-24.

Housing loans of Deposit Accepting HFCs increased by 9.23 percent Y-o-Y while for Non-Deposit Accepting HFCs, the Y-o-Y growth was 20.55 percent in FY 2024-25 as compared to 7.81 percent and 26.54 percent respectively recorded last year.

Non-Deposit Accepting HFCs have increased their share in Housing loans in FY 2024-25 to 44.29 percent from 41.87 percent in FY 2023-24.

3.4.3 Key Performance Indicators of HFCs- On the basis of HFCs sponsored by the Commercial Banks and Multi-State Co-operative Banks

As on March 31, 2025, there were four HFCs sponsored by the Scheduled Commercial

Banks (SCBs) and one HFC sponsored by a Multi-State Co-operative Bank (MSCB), details of which are as follows:

- Canfin Homes Limited, sponsored by Canara Bank
- Cent Bank Home Finance Limited, sponsored by Central Bank of India
- ICICI Home Finance Company Limited, sponsored by ICICI Bank Ltd.
- PNB Housing Finance Limited, sponsored by Punjab National Bank
- REPCO Home Finance Limited, sponsored by REPCO Bank, which is a Multi-state Co-operative Bank.

The key financial parameters of HFCs, classified on the basis of HFCs sponsored by the Scheduled Commercial Banks (SCBs) and Multi-State Co-operative Banks, are summarised below:

Table 3.6: Performance of HFCs-Sponsored by the Scheduled Commercial Banks and Multi-State Co-operative Banks and Others

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Spon-sored	Non Sponsored	Total	Spon-sored	Non Sponsored	Total	Spon-sored	Non Sponsored	Total
Paid up Capital	1,487	38,249	39,735	1,577	41,517	43,095	1,706	45,207	46,913
Free Reserves	17,970	74,875	92,845	23,447	92,552	1,15,999	27,856	1,17,868	1,45,724
Net Owned Fund (NOF)	17,711	93,510	1,11,221	23,246	1,08,677	1,31,923	27,680	1,37,727	1,65,408
Public Deposits	18,359	5,593	23,952	18,465	6,285	24,751	18,401	7,284	25,685
Housing Loans	91,854	4,47,660	5,39,514	1,02,030	5,18,040	6,20,070	1,13,955	5,92,746	7,06,702

Housing Loans of Sponsored HFCs grew by 11.69 percent on Y-o-Y basis, whereas Housing Loans of Non-Sponsored HFCs grew by 14.42 percent in FY 2024-25. Further, Public Deposits of Sponsored HFCs recorded negative growth of 0.35 percent on Y-o-Y basis in FY 2024-25 while that of non-sponsored HFCs grew by 15.89 percent.

The non-sponsored HFCs have increased their share in Public Deposits and Housing loans over that of last year.

3.5 Borrowing Profile of HFCs

Borrowings from Banks and Debentures are the primary source of funding for HFCs, together comprising 76.29 percent of total borrowings in FY 2024-25. Borrowing from Banks had a share of 42.19 percent in the total borrowings, whereas Public Deposits constituted 3.13 percent of the total borrowings.

Borrowing details of HFCs for the last three years are given in the following table.

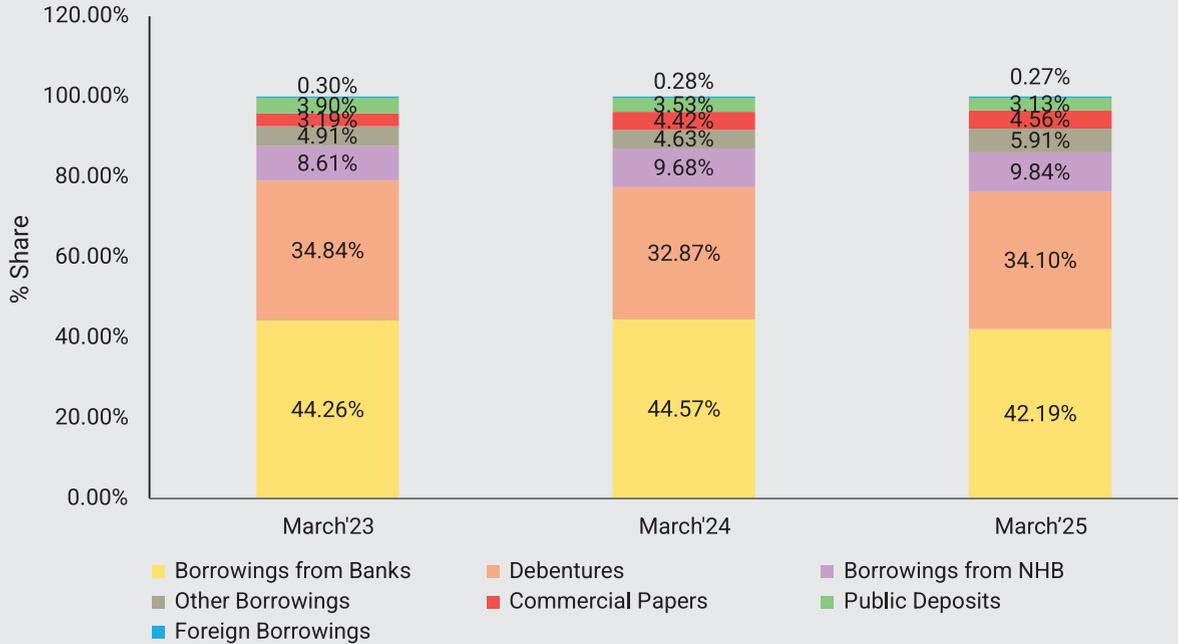
Table 3.7: Trend in Outstanding Borrowings by HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			% Share of each category of borrowing in the total borrowing		
	March'23	March'24	March'25	March'23	March'24	March'25
Public Deposits	23,952	24,751	25,685	3.90	3.53	3.13
Borrowings from NHB	52,928	67,771	80,638	8.61	9.68	9.84
Borrowings from Banks	2,71,965	3,12,116	3,45,789	44.26	44.57	42.19
Foreign Borrowings	1,846	1,971	2,230	0.30	0.28	0.27
Commercial Papers	19,578	30,975	37,381	3.19	4.42	4.56
Other Borrowings	30,154	32,446	48,420	4.91	4.63	5.91
Total Debentures	2,14,061	2,30,197	2,79,437	34.84	32.87	34.10
Total Borrowings	6,14,484	7,00,226	8,19,581	100	100	100

Source: Off-site Returns, NHB

Graph 3.10: Resources mobilized by HFCs (at end -March) (% Share)



Source: Off-site Returns, NHB

The outstanding borrowings (including public Deposits) of HFCs increased from ₹7,00,226 crore as on March 31st, 2024 to ₹8,19,581 crore as on March 31st, 2025, with an incremental growth of ₹1,19,355 crore.

(Table 3.10)

- Borrowings from National Housing Bank grew by 18.99 percent Y-o-Y in FY 2024-25.
- The outstanding borrowings of HFCs via Commercial Papers (CPs) increased by 20.68 percent Y-o-Y in FY 2024-25.
- The outstanding Public Deposits of HFCs increased by 3.77 percent Y-o-Y in FY 2024-25.
- During FY 2024-25, HFCs' borrowings from Banks increased by 10.79 percent over last year.
- Foreign borrowings of HFCs increased by 13.14 percent Y-o-Y in FY 2024-25.

3.6 Public Deposits with HFCs

The outstanding public deposits with HFCs have increased over the years. Nearly about 98 percent of the deposits were above ₹1,00,000 in an interest rate slab of 6 percent to 9 percent. Nearly 90 percent of public deposits have maturity between 1 year to 7 years. This augments well considering the needs of HFCs to garner more deposits to meet the increasing credit need of the economy.

3.7 Assets Profile of HFCs

Assets profile of HFCs comprising of housing loans, other loans & advances and investments together stood at ₹9,95,067 crore as on March 31, 2025. Housing loans of HFCs which stood at ₹7,06,702 crore as on March 31, 2025, increased by 13.97 percent on March 31, 2025. Other loans and advances which stood at ₹2,53,818 crore as on March 31, 2025, increased by 28.10 percent from ₹1,98,143 crore as on March 31, 2024. The ratio of housing loans to other

loans & advances remained around 2.78:1 as on March 31, 2025. Investments of HFCs stood at ₹34,547 crore as on March 31, 2025,

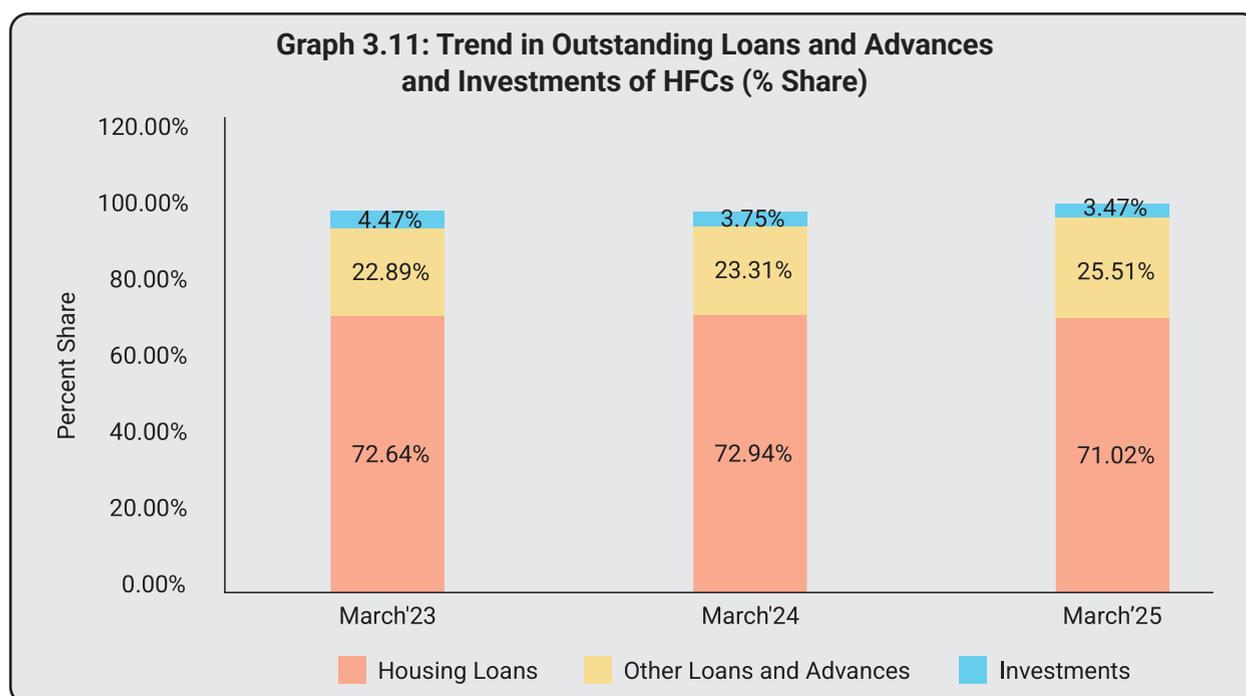
as compared to ₹31,858 crore as on March 31, 2024. The outstanding position of major assets along with their percentage share of total assets is given in the tables below.

Table 3.8: Trend in Outstanding Loans and Advances and Investments of HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			% Share of Total		
	March'23	March'24	March'25	March'23	March'24	March'25
1. Loans and Advances	7,09,505	8,18,214	9,60,520	95.53	96.25	96.53
a) Housing Loans	5,39,514	6,20,070	7,06,702	72.64	72.94	71.02
Of which Housing loans to individuals	5,07,647	5,89,849	6,71,456	68.35	69.39	67.48
b) Other Loans and Advances	1,69,991	1,98,143	2,53,818	22.89	23.31	25.51
2. Investments	33,188	31,858	34,547	4.47	3.75	3.47
3. Total (1+ 2)	7,42,694	8,50,071	9,95,067	100	100	100

Source: Off-site Returns, NHB



Source: Off-site Returns, NHB

3.7.1 Disbursements of Individual housing loans

Total disbursements of housing loans to individuals stood at ₹1,92,496 crore during FY 2024-25 with a YoY growth of 7.61 percent.

Maturity pattern of IHL disbursements shows that there is a preference of loans with longer tenures i.e. more than 7 years. Nearly 97.52 percent disbursements fall in this category. During FY 2024-25, IHL disbursement “above

₹25 lakh” accounted for the highest share among all segments at 60.85 percent. IHL disbursement “above ₹25 lakhs” grew by

12.27 percent Y-o-Y and IHL disbursement “upto ₹10 lakh” declined by 7.73 percent Y-o-Y in FY 2024-25.

Table 3.9: Trend in Slab Wise Housing Loans Disbursements to Individuals by HFCs

(Amount in ₹ crore)

Loan Size	Disbursements during FY			Slab wise share as a % of total IHL disbursements		
	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25
Upto ₹2 lakh	1,623	227	110	1.05	0.13	0.06
>₹2 lakh and upto ₹5 lakh	2,805	3,091	2,253	1.81	1.73	1.17
>₹5 lakh and upto ₹10 lakh	13,840	15,044	14,580	8.93	8.41	7.57
Upto ₹10 lakhs	18,269	18,361	16,942	11.78	10.26	8.80
> ₹10 lakh and upto ₹15 lakh	17,326	19,954	20,268	11.17	11.15	10.53
> ₹15 lakh and upto ₹25 lakh	32,417	36,238	38,155	20.91	20.26	19.82
> ₹25 lakhs	87,053	1,04,333	1,17,131	56.14	58.32	60.85
Total	1,55,064	1,78,886	1,92,496	100	100	100

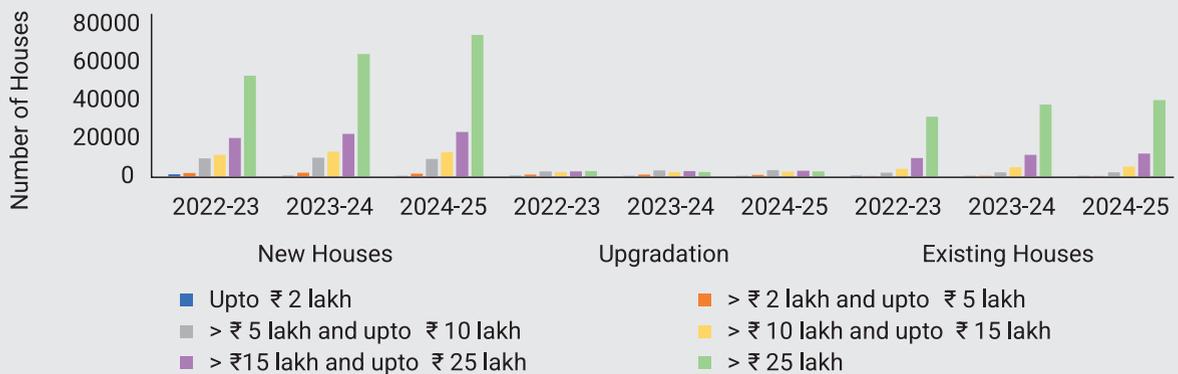
In FY 2024-25, 62.84 percent of the Individual Housing Loans disbursed were towards acquisition/construction of new houses; 6.26 percent were towards purchase of existing houses and the remaining 30.89 percent were towards upgradation of houses.

During FY 2024-25, the IHL disbursements for New Houses increased by 8.28 percent

Y-o-Y, for Upgradation by 6.68 percent and for existing houses by 6.46 percent. The Individual Housing loans disbursement by HFCs has been mainly for the purpose of acquisition/construction of new houses.

The trend of purpose-wise IHL disbursements during the last three years is shown in the below graph.

Graph 3.12: Purpose-wise Trend in IHL Disbursements



Source: Off-site Returns, NHB

During FY 2024-25, disbursements of housing loans to individuals grew by 7.52 percent. Nearly 88.10 percent of disbursement by HFCs is towards Individual Housing loans.

The disbursement over the last three years is given in table below.

Table 3.10: Trend in Borrowers' Type-Wise Disbursements of Housing Loans of HFCs

(Amount in ₹ crore)

Particulars	Disbursement during FY			Share as a % of total Housing Loan Disbursements			Growth	
	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25	2023-24	2024-25
Housing Loan to Individuals	1,55,064	1,78,889	1,92,335	90.81	89.93	88.10	15.36	7.52
Housing Loan to Builders	15,609	19,905	25,676	9.14	10.01	11.76	27.52	28.99
Housing Loan to Corporate Bodies and Others	77	126	303	0.05	0.06	0.14	63.65	140.48
Total	1,70,751	1,98,920	2,18,314	100	100	100	16.50	9.75

The rural and urban composition of Individual Housing Loan disbursements for FY 2024-25 is placed in **Appendix IV**.

3.8 Co-operative Sector Institutions in Housing Finance

The co-operative housing structure consists of primary housing co-operatives at the grassroots level and Apex Cooperative Housing Federations (ACHFs) at the national level. As per the data provided by National Co-operative Housing Federation

of India, ACHFs have disbursed ₹13,925.05 crore to primary housing co-operatives for the construction of DUs for their members till the end of 2024-25. The outstanding loan portfolio of ACHFs at the end of 2024-25 was ₹612.80 crore. The State-wise housing loans disbursed, and units constructed by ACHFs is provided in **Appendix V**.

CHAPTER 4

DEVELOPMENTS IN SUPERVISION OF HOUSING FINANCE COMPANIES

Chapter Summary

As on June 30, 2025, the total number of registered Housing Finance Companies (HFCs) stood at 90, of which, 7 HFCs have permission to accept public deposits; and 4 HFCs require prior written permission from the Regulator before accepting public deposits. The remaining 79 HFCs do not have permission to accept public deposits.

The Bank supervises HFCs through a system of on-site inspections and off-site surveillance mechanism through periodic returns, based on the regulatory compliances prescribed under the provisions of the National Housing Bank Act, 1987 and Regulatory Framework prescribed by the Reserve Bank of India (RBI) for the HFCs.

The Bank carried out on-site inspections of 73 HFCs based on CAMELS approach. The off-site surveillance was strengthened based on the Master Direction-NBFC-HFC (Reserve Bank)-Directions, July 21, 2023, by including various functional and technical enhancements such as implementation of an XBRL based Centralized Reporting and Management Information System (CRaMIS) Portal and including new reporting requirements in line with the circular.



Developments in Supervision of Housing Finance Companies

4.1 Supervision

The Bank supervises the HFCs through a system of on-site inspections and off-site surveillance mechanism through periodic returns, based on the regulatory compliances prescribed under the provisions of the National Housing Bank Act, 1987 and the Regulatory Framework prescribed by the Reserve Bank of India (RBI) for the HFCs.

The Supervisory function of the Bank is aimed at preventing the affairs of any HFC being conducted in a manner detrimental to the interest of the public and shall not be prejudicial to operations and growth of the housing finance sector of the country. To increase the effectiveness of the Supervisory function, during the year, exclusive onsite and off-site teams have been set up.

4.1.1 Status of Registered HFCs

As on June 30, 2025, the total number of registered Housing Finance Companies (HFCs) stood at 90, of which, 7 HFCs have permission to accept public deposits; and 4 HFCs require prior written permission from the Regulator before accepting public deposits. The remaining 79 HFCs do not have the permission to accept public deposits.

4.1.2 Supervision of HFCs

The Bank supervises HFCs through a system of on-site inspections and off-

site surveillance mechanism through periodic returns, based on the regulatory compliances prescribed under the provisions of the National Housing Bank Act, 1987 and Regulatory Framework prescribed by the Reserve Bank of India (RBI) for the HFCs.

The Supervisory function of the Bank is aimed at preventing affairs of any HFC being conducted in a manner detrimental to the interest of public and shall not be prejudicial to operations and growth of the housing finance sector of the country. To increase effectiveness of Supervisory function, exclusive on-site and off-site teams have been set up.

4.1.3 On-site Inspections

During the FY 2024-25, the Bank carried out on-site inspections of 73 HFCs based on CAMELS approach where Capital Adequacy, Asset Quality, Management Aspects, Earnings, Liquidity and Systems & Control have been examined.

4.1.4 Off-site Surveillance

The Bank carries out off-site surveillance of HFCs by monitoring and scrutinizing periodic returns submitted by HFCs including quarterly, half yearly and annual returns.

To strengthen off-site surveillance, the existing returns required to be submitted by the HFCs were thoroughly revised based on the Master Direction-NBFC-HFC (Reserve

Bank)-Directions, July 21, 2023. During the year, various functional and technical enhancements have been made towards effective implementation of the Master Circular viz., -

I. Centralized Reporting and Management Information System (CRaMIS) Portal:

Following enhancement have been implemented on XBRL based CRAMIS:

- A new Part 11 A has been included in the quarterly Schedule IV return, to capture NPAs from fresh disbursements.
- Automation of EWS parameters on External rating Agency Ratings and exposure to other HFCs and Lending Institutions.
- Few parameters in EWS Reports for Schedule II and Schedule III have been user defined.
- Further, the development of Principal Business Criteria (PBC) Module is under Development phase.

II. Automated Data Flow (ADF)

- To assess the quality and consistency of data submitted by HFCs on ADF, a framework has been introduced. In this regard, a comparison module has been developed in the ADF environment to evaluate data consistency across key financial parameters such as sanctions, disbursements, outstanding loan balances, and NPAs. This module enables cross-verification of submitted data between ADF and CRaMIS portal by identifying discrepancies and anomalies through automated comparisons.
- In addition to this, further validation checks, and quality assurance activities are being carried out to enhance the accuracy and reliability of the reported financial and non-financial data.

4.1.5 Co-ordination Mechanism with RBI

For smooth and effective transfer of regulation from NHB to RBI, co-ordination meetings between the two institutions are held on a regular basis. The Bank has been giving its supervisory recommendations in such meetings being held with RBI. During the year, two meetings were held on October 11, 2024, and May 22, 2025.

The Bank has also devised a mechanism to share Inspection Reports, Supervisory Letters, HFC's replies etc with Enforcement Department, RBI for necessary enforcement actions, if any, on the HFCs. During the year, penalties were imposed on 12 HFCs by RBI for various non-compliances based on the observations in the supervisory inspection conducted by NHB. The Bank has been regularly sharing supervisory inputs arising from Inspections with the Department of Regulation, RBI.

4.1.6 Review of Supervisory Framework

Supervisory Framework for HFCs was reviewed in December 2024 with the following enhancements

- Risk based Supervision
- Supervisory Action Framework
- Senior Supervisory Managers (SSMs) for HFCs with Asset Size of ₹ 5,000 crore and above.
- Establishment of 3 Supervision Centres in Delhi, Mumbai and Chennai and closure of other locations
- Each Supervision Centre to be headed by DGM/AGM rank officer who will also be the SSM for large HFCs
- Inclusion of changes in regulatory aspects like revision of guidelines regarding acceptance of public deposit taking HFCs, Master Direction on Fraud Risk Management, Master Direction on

Treatment of Wilful Defaulters and Large Defaulters etc.

- Timelines for response to RBI-EFD Queries
- RBI Inspection observations
- Other Supervisory processes

4.1.7 Nodal Teams

To ensure smooth and effective communication with HFCs, Supervision has been decentralized at 3 locations Delhi, Mumbai and Chennai and consequently the Bank has put in place a system of 'Nodal Teams' for major HFCs. The Nodal Teams are the single point of contact for all matters concerning a particular HFC and will carry out all inspections. The Nodal Teams shall also undertake 'Review of Continued Compliance' with the allotted HFCs to ensure that same observation does not get repeated in future inspections. 8 Nodal teams have now been formed for all HFCs.

4.2 Advisories

The following Advisories were issued to HFCs:

- Mis-selling of Insurance with housing loans
- Practices Adopted by HFCs for EMI collections
- Internal Technical Valuers of HFCs
- Separation of roles of Chief Compliance Officer and Company Secretary
- Monthly reporting of Delinquent accounts
- Advisory on Mis-selling of Insurance with Housing Loans
- Classification of Reimbursement Loans as Housing Finance
- Monthly monitoring of Principal Business Criteria
- Adherence to Indian Stamp Act, 1899 and Indian Registration Act, 1908

The inspection manual was revised by fixing the timelines from submission to closing of inspection report.

4.3 Risk based Supervision of HFCs

During the year, Risk based Supervision (RBS) model was finalized for the HFCs which includes both Business risks and Governance & Oversight Risks. During the year, Inspections of 3 Upper Layer HFCs under Risk based Supervision model have been completed.

A Training Program on "Regulatory Aspects and Risk-Based Supervision of Housing Finance Companies" was organised for officers at College of Supervisors, RBI from November 25, 2024, to November 27, 2024. The program covered the key areas such as regulatory frameworks, financial statement analysis, credit risk assessment, securitization, liquidity risk management, and supervisory techniques to ensure financial stability within the housing finance sector.

Another training program on Risk based Supervision was organized by the Bank for its officials on June 19, 2025.

4.4 Interlinkage/Co-ordination with other Departments

A Committee to examine the complaints received in the Bank from a Supervisory perspective has been constituted by the Bank. The purpose of the committee is to identify and discuss the trigger complaints that require interpretation of regulations and policies. The committee meets on a monthly basis. The trigger inputs received from the complaints have been forwarded to the Nodal Officers for further examination.

Whistleblower Complaints against Aviom India Housing Finance Private Limited

Whistleblower complaints - first on

September 20, 2024 and another one on October 15, 2024 were received by the National Housing Bank (NHB) against the HFC alleging manipulation of Books of Accounts, mis-statement of financial statements of the company for the FY 2023-24, window dressing of Non-Performing Assets (NPAs), booking of fake disbursements, recording disbursements and charging interest without transferring funds to the customer's account, issuing of fake receipts to customers, mis-appropriating cash collections, forging critical documents, bogus investments etc.

In response to the whistleblower complaint NHB conducted a 'Snap Audit' of the HFC. The preliminary findings from this audit indicated discrepancies in the financial records of the company. Based on the findings of the Snap Audit, Forensic Audit was also conducted for the Company from 10.10.2024 onwards.

As per the present status, Reserve Bank of India (RBI) has superseded the board of Aviom India Housing Finance Private Limited on January 27, 2025, on account of governance concerns and defaults in meeting various payment obligations.

4.5 Coordination with Other Regulatory Bodies

- I. **Co-ordination Group on uniformity in Baseline Cyber Security Guidelines:** Bank is part of a Coordination Group constituted by RBI which implements the recommendations of the Working Group constituted for "Uniformity in Baseline Cyber Security Guidelines".
- II. **Inter-Regulatory Forum:** NHB continued the process of attending inter regulatory meetings convened by RBI/IRDAI on issues w.r.t. HFCs and their group companies. During the meeting it was advised that NHB might refer to IRDAI circular on protection of policy holders

and the forum also advised NHB to refer to RBI's guidelines on ensuring customer appropriateness and suitability for banking products, which may be considered for adoption by HFCs. NHB has issued Mis-selling of insurance with Housing Loans (Customer Consent) advisory in the matter.

- III. **Early Warning Group Meetings:** NHB is also a member of the Early Warning Group (EWG) set up by the Sub-Committee of Financial Stability and Development Council (FSDC). During the year the EWG meetings were chaired by RBI and IRDAI and information was shared by the Bank on various indicators and developments related to the housing finance sector to the group.
- IV. **Signing of memorandum between FIU-IND and NHB:** FIU-IND and NHB have signed a Memorandum of Understanding (MoU) on 17th January 2025 at New Delhi, as part of continued coordinated efforts in effective implementation of requirements of the Prevention of Money Laundering Act and Rules framed thereunder. By signing of memorandum both the institutions have come to work together for enhancing anti-money laundering and counter-terrorism financing efforts in India's housing finance sector and emphasizing on the compliance, training, and risk assessment.
- V. A webinar was organised for the officials of all the Housing Finance Companies (HFCs), to educate them and address their issues/queries pertaining to CERSAI (Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI) procedures on November 22, 2024. The webinar was attended by more than 250 officials of HFC. The program covered the key areas such as filing of charge and discussion on CKYC.

CHAPTER 5

OUTLOOK

Chapter Summary

Global economic growth to slow from 2.9 percent in 2024 to 2.6 percent in both 2025 and 2026. The Indian economy has been a high growth economy that has exhibited both resilience and agility. The real GDP growth for the period H1 2025-26 registered a growth rate of 8 percent in comparison of 6.1 percent growth rate witnessed in H1 of FY25. The RBI has revised its FY 2025–26 GDP forecast upward from 6.8 percent to 7.3 percent reflects robust growth momentum.

Increased demand for home ownership is being driven by rising income levels, urbanization, easing of interest rates along with the housing for all program under PMAY.

The primary lending institutions and fintech startups are introducing innovative financing models for first time home buyers and new to credit applicants, to make housing more inclusive. The policy initiatives of Interest Subsidy Scheme and Reserve Bank of India revised norms under priority-sector lending should support growth in the affordable segment.

As India strides towards “Viksit Bharat 2047”, infrastructure development attains importance as a core driver. Fuelled by rapid urbanisation, strong infrastructure development and increased adoption of sustainable practices, the residential housing market will poise for growth trajectory.



Outlook

5.1 Global and Domestic Outlook

The UN Trade and Development Report 2025 projects global economic growth to slow from 2.9 percent in 2024 to 2.6 percent in both 2025 and 2026. This is below the pre-pandemic trend of 3 percent and below the 4.4 percent average growth seen before the 2008-2009 financial crisis. Headline inflation eased in October across most advanced economies and emerging market economies. However, it remains elevated in advanced economies amidst persistent services inflation. Central Banks across the countries, in November 2025 so far, by and large-maintained status quo on policy rates, awaiting further clarity on the evolving macroeconomic situation.

The Indian economy has been a high growth economy that has exhibited both resilience and agility. The real GDP growth for the period H1 2025-26 registered a growth rate of 8 percent in comparison of 6.1 percent growth rate witnessed in H1 of FY25. The country is progressing on a stable and resilient growth path, supported by structural reforms, digital transformation, and a strong focus on inclusive development. As such, major global and domestic institutions upgrading their projections in recognition of the economy's resilience and expanding domestic demand. With the RBI's continuous monitoring of inflation and policy measures together with

the Government's governance efforts indicate steady progress aligned with long-term sustainable growth. The RBI has revised its FY 2025–26 GDP forecast upward from 6.8 percent to 7.3 percent reflects robust growth momentum.

5.2 Housing Sector Outlook

The real estate sector in India stands as one of the key pillars of the nation's economic growth and employment generations. The government's support through policies and incentives for infrastructure development has been instrumental in propelling the growth trajectory. Increased demand for home ownership is being driven by rising income levels, urbanization, easing of interest rates along with the housing for all program under PMAY.

The scheme PMAY-U 2.0 is not only emerging as a housing success story but also a key driver in India's digital economy, deepening the formal financial ecosystem for lower-income households. The primary lending institutions and fintech startups are introducing innovative financing models for first time home buyers and new to credit applicants to make housing more inclusive.

Further, the digitisation of land records initiative spurs housing sector growth by enhancing transparency, efficiency and

security in property transactions, which in turn boosts investor and homebuyer confidence. The income tax cuts announced in the Union Budget for this fiscal, should further augment disposable incomes. The reduction in goods and services tax rates on building materials and under-construction homes should further enhance affordability. The policy initiatives of Interest Subsidy Scheme and Reserve Bank of India revised norms under priority-sector lending should support growth in the affordable segment.

5.3 Easing of Interest Rates

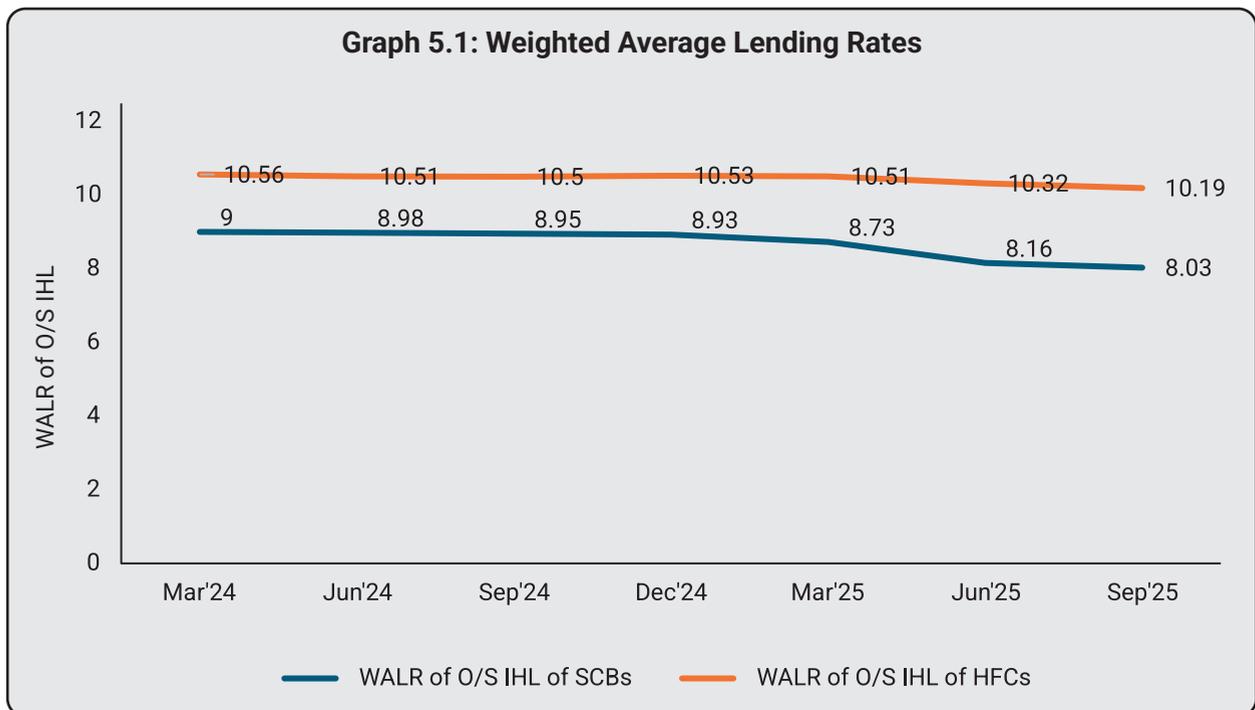
Reserve Bank of India reduced repo rates by 125 bps in the year 2025, from 6.5 percent to 5.25 percent. The weighted average lending

rate of outstanding housing loans of SCBs and Housing Finance Companies declined by 90 bps and 32 bps respectively from Dec'24 to Sep'25 (*Graph 5.2*).

Following the repo rate reduction by RBI, Banks and Housing finance companies are reducing lending rates, making loans affordable for existing and new borrowers. Going forward, the reduction in repo rate cuts is expected to provide further momentum to residential sector particularly to affordable and mid-income segments.

5.4 Overall Assessment

The interventions under affordable housing should address the housing and



Source: RBI, NHB

infrastructure issues for the poor, slum housing, microfinance etc. As per a recent analysis, the supply-to-demand ratio for affordable housing in top eight cities plummeted to 0.36 until June 2025, down from 1.05 in 2019, signalling a significant

undersupply in the segment. Builders are moving to premium projects due to higher margins, and government concessions and incentives may be required to make affordable housing viable. Affordable housing needs to be close to transit corridors

and job centres, not pushed to the edges of cities.

Registration costs, Stamp duty and other Acquisition Costs form a significant component of the house purchase and as such rationalization of the house registration and associated charges may be considered with due importance to EWS & LIG segment.

The perennial issues pertaining to land availability may be addressed by implementing policies that encourage sustainable urban development and ensure land is readily available for affordable housing projects. Further, simplification of land approval procedures for development and conversion along with transparent information sharing may be an added benefit.

As per a recent estimate by Mackensy, approx. 590 million people will be staying in cities by 2030. It has been observed that significant population in cities are still

staying in informal settlements, lacking basic amenities like water, sanitation, electricity etc. Urban renewal provides an opportunity to replace these settlements with safe, serviced, and legally secure housing through in-situ redevelopment and community-driven planning.

Urban renewal in housing offers significant PPP opportunities - developers gain high-value land in exchange for building affordable units, while governments reduce financial burden. Models like land-pooling, viability-gap funding, and cluster redevelopment are emerging solutions.

As India strides towards "Viksit Bharat 2047", infrastructure development attains importance as a core driver. Fuelled by rapid urbanisation, strong infrastructure development and increased adoption of sustainable practices, the residential housing market will poise for growth trajectory.

Appendix

Appendix I: NHB RESIDEX

HPI @Assessment Price for QE September 2025

Name of City	Index					Q-o-Q				YoY
	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-24 vs Sept-24	Mar-25 Vs. Dec-24	Jun-25 Vs. Mar-25	Sept-25 vs Jun-25	Sept-25 vs Sept-24
Ahmedabad	210	213	215	219	223	1.25	1.21	1.97	1.39	5.95
Bengaluru	152	156	162	162	169	2.91	3.71	-0.15	4.46	11.32
Bhiwadi	116	117	120	121	121	1.34	2.33	0.95	-0.63	4.03
Bhopal	121	125	127	127	126	3.80	1.37	0.24	-0.97	4.44
Bhubaneswar	193	206	223	228	233	6.77	8.50	2.06	2.35	21.02
Bidhan Nagar (Excluding Rajarhat)	130	132	135	136	132	1.44	2.58	0.64	-2.92	1.67
Chakan	112	114	116	117	119	1.43	2.31	1.03	1.44	6.35
Chandigarh (Tricity)	166	167	171	177	177	0.57	2.72	3.34	-0.26	6.48
Chennai	132	134	137	139	141	1.93	1.95	1.23	1.41	6.68
Coimbatore	150	155	159	159	159	3.33	2.16	0.14	0.37	6.10
Dehradun	145	149	152	152	153	3.38	1.96	-0.24	0.64	5.82
Delhi	103	103	104	102	101	0.45	1.29	-2.11	-1.21	-1.61
Faridabad	135	139	138	142	144	2.98	-0.60	3.11	1.29	6.90
Gandhinagar	233	233	233	229	231	0.16	-0.26	-1.65	0.91	-0.85
Ghaziabad	139	143	148	151	155	3.31	3.44	1.97	2.75	11.96
Greater Noida	179	190	201	210	221	6.10	5.54	4.35	5.25	22.99
Gurugram	178	191	205	216	224	7.16	7.49	5.18	3.92	25.90
Guwahati	167	167	168	166	164	0.08	0.37	-0.82	-1.09	-1.47
Howrah	103	101	100	100	103	-1.73	-0.50	-0.09	2.87	0.50
Hyderabad	192	193	196	195	197	0.78	1.06	-0.12	0.89	2.64
Indore	139	145	148	148	146	4.35	1.63	0.15	-1.24	4.89
Jaipur	136	140	142	143	144	2.37	1.94	0.46	0.71	5.58
Kalyan Dombivali	128	129	129	129	128	0.75	0.37	-0.38	-0.81	-0.07
Kanpur	134	130	130	130	131	-2.90	-0.35	0.54	0.58	-2.14
Kochi	137	137	140	130	126	0.04	2.03	-7.40	-2.52	-7.86
Kolkata	143	147	150	152	152	2.62	2.03	1.07	-0.01	5.81
Lucknow	141	146	151	155	154	3.68	3.05	3.06	-0.55	9.49
Ludhiana	111	111	113	116	123	-0.24	2.16	2.62	5.74	10.58
Meerut	138	143	147	147	151	3.28	3.42	-0.02	2.46	9.41
Mira Bhayander	136	139	141	143	144	2.13	1.96	0.86	1.16	6.25

Name of City	Index					Q-o-Q				YoY
	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-24 vs Sept-24	Mar-25 Vs. Dec-24	Jun-25 Vs. Mar-25	Sept-25 vs Jun-25	Sept-25 vs Sept-24
Mumbai	117	120	122	122	123	2.37	1.45	0.63	0.27	4.80
Nagpur	116	116	120	119	121	0.32	3.25	-0.86	2.06	4.81
Nashik	123	124	126	127	128	0.90	1.27	0.96	1.04	4.24
Navi Mumbai	107	116	136	139	132	8.28	17.35	2.81	-5.16	23.90
New Town Kolkata	156	155	153	154	153	-0.54	-0.87	0.06	-0.29	-1.63
Noida	152	159	170	177	185	4.30	7.05	4.07	4.26	21.13
Panvel	151	154	156	156	156	1.89	1.51	-0.07	-0.47	2.88
Patna	173	169	168	173	173	-2.11	-0.47	2.55	-0.05	-0.13
Pimpri Chinchwad	113	115	117	119	119	1.63	2.25	1.13	0.29	5.40
Pune	132	135	137	139	139	2.02	1.68	0.98	-0.16	4.58
Raipur	118	123	120	115	113	4.74	-2.61	-3.97	-1.96	-3.97
Rajkot	118	118	118	118	118	0.08	0.37	-0.18	-0.13	0.14
Ranchi	145	147	150	151	154	1.62	2.19	0.60	1.81	6.35
Surat	158	157	158	159	158	-0.52	0.83	0.20	-0.59	-0.09
Thane	126	129	130	130	130	2.48	0.57	0.22	-0.33	2.94
Thiruvananthapuram	154	148	152	150	151	-3.74	2.41	-1.29	1.22	-1.51
Vadodara	165	166	167	168	168	0.72	0.50	0.64	0.39	2.27
Vasai Virar	127	131	134	135	134	3.60	2.14	0.78	-0.67	5.93
Vijayawada	112	114	116	117	116	1.96	1.10	0.74	-0.19	3.65
Vizag	147	149	153	154	155	1.94	2.15	0.64	1.14	5.98

Prepared on Four Quarter Moving Average

Appendix II: State-wise - Individual Housing Loan – Outstanding and Disbursement

(Amount in ₹ crore)

SL. No.	State/UT Name	IHL Outstanding 31 st Mar 2025				IHL Outstanding 30 th September 2025			
		HFCs	PSBs	PVBs	Total	HFCs	PSBs	PVBs	Total
1	Uttar Pradesh	63,054	93,126	74,005	2,30,186	62,077	99,722	74,296	2,36,095
2	Madhya Pradesh	34,503	45,418	28,392	1,08,312	35,340	47,683	28,699	1,11,723
3	Rajasthan	37,792	63,914	38,486	1,40,192	39,604	66,778	39,025	1,45,407
4	Haryana	17,341	47,642	69,109	1,34,092	17,618	51,057	70,624	1,39,299
5	Delhi	29,213	52,214	45,455	1,26,882	29,959	55,935	46,178	1,32,072
6	Punjab	8,666	29,201	24,747	62,614	8,391	30,610	24,804	63,805
7	Chhattisgarh	5,966	19,008	7,691	32,664	6,042	19,956	7,478	33,476
8	Uttarakhand	9,689	13,440	8,975	32,103	9,938	14,098	9,000	33,036
9	Himachal Pradesh	177	10,634	449	11,259	166	11,128	449	11,743
10	Chandigarh	2,476	8,689	3,363	14,528	2,583	9,222	3,613	15,418
11	Jammu and Kashmir	56	2,694	11,185	13,935	48	2,858	11,451	14,358
12	Ladakh	-	81	462	543	-	97	484	581
	North Total	2,08,933	3,86,060	3,12,319	9,07,312	2,11,767	4,09,143	3,16,101	9,37,011
13	West Bengal	13,787	72,581	30,050	1,16,418	13,549	76,360	29,859	1,19,768
14	Bihar	6,109	27,943	5,334	39,385	6,178	29,543	5,302	41,023
15	Jharkhand	4,179	12,920	1,977	19,075	4,193	13,662	1,978	19,833
16	Odisha	6,391	23,387	5,921	35,699	6,667	24,569	5,901	37,137
17	Assam	2,205	15,087	3,850	21,142	2,219	15,848	3,847	21,915
18	Tripura	265	2,157	232	2,653	285	2,242	229	2,756
19	Mizoram	0	1,513	15	1,528	-	1,596	16	1,612
20	Manipur	35	2,000	154	2,189	35	2,099	158	2,292
21	Meghalaya	0	1,141	6	1,147	-	1,195	6	1,201
22	Sikkim	1,126	1,830	7	2,963	1,116	1,958	8	3,082
23	Arunachal Pradesh	3	977	0	980	3	1,043	0	1,046
24	Nagaland	1	600	13	613	0	633	13	646
	East Total	34,100	1,62,135	47,559	2,43,794	34,244	1,70,749	47,318	2,52,312
25	Gujarat	34,929	87,850	1,64,023	2,86,801	36,443	94,258	1,68,032	2,98,733
26	Maharashtra	1,20,221	3,05,646	3,61,141	7,87,008	1,20,293	3,28,520	3,65,758	8,14,571
27	Dadra & NH and Daman & Diu	51	1,072	984	2,107	52	1,124	997	2,173
28	Goa	606	7,811	2,982	11,399	586	8,241	3,014	11,841
29	Lakshadweep	-	28	-	28	-	29	-	29
	West Total	1,55,807	4,02,406	5,29,129	10,87,343	1,57,374	4,32,171	5,37,801	11,27,346
30	Tamil Nadu	69,221	1,22,543	93,771	2,85,535	69,074	1,29,642	93,548	2,92,264
31	Karnataka	77,442	1,64,105	1,36,659	3,78,206	77,644	1,73,845	1,39,086	3,90,574
32	Telangana	81,534	1,05,701	1,09,052	2,96,286	81,694	1,14,167	1,13,281	3,09,142
33	Andhra Pradesh	32,919	93,992	25,777	1,52,688	33,006	97,663	26,246	1,56,916
34	Kerala	11,546	76,732	41,509	1,29,788	11,124	79,277	41,336	1,31,737
35	Puducherry	669	2,349	1,277	4,294	719	2,463	1,251	4,433
36	Andaman and Nicobar Islands	0	775	6	782	-	803	7	810
	South Total	2,73,330	5,66,198	4,08,051	12,47,579	2,73,261	5,97,859	4,14,755	12,85,875
37	HLS not allotted to any State*	-	74,577	672	75,249	-	66,805	730	67,535
	All India Total	6,72,170	15,91,377	12,97,730	35,61,277	6,76,646	16,76,727	13,16,705	36,70,079

* Pool buyout figures that cannot be allocated to a specific state.

Note Data is provisional

(Amount in ₹ crore)

SL. No.	State/UT Name	IHL Disbursement FY 2024-25			
		HFCs	PSBs	PVBs	Total
1	Uttar Pradesh	17,355	24,421	16,616	58,392
2	Madhya Pradesh	11,377	10,632	6,420	28,429
3	Rajasthan	12,897	15,069	8,438	36,404
4	Haryana	6,707	15,948	21,819	44,474
5	Delhi	11,171	16,096	13,934	41,201
6	Punjab	3,115	6,708	5,139	14,962
7	Chhattisgarh	1,890	4,536	1,570	7,996
8	Uttarakhand	2,839	3,191	1,748	7,779
9	Himachal Pradesh	45	2,475	116	2,636
10	Chandigarh	864	2,737	970	4,570
11	Jammu and Kashmir	20	656	2,174	2,850
12	Ladakh	-	26	96	122
	North Total	68,280	1,02,495	79,041	2,49,816
13	West Bengal	2,758	16,748	6,475	25,980
14	Bihar	1,207	6,011	1,113	8,330
15	Jharkhand	772	2,992	369	4,132
16	Odisha	1,787	5,455	1,252	8,494
17	Assam	367	2,915	633	3,914
18	Tripura	80	458	52	589
19	Mizoram	-	361	3	365
20	Manipur	3	356	28	388
21	Meghalaya	-	231	0	231
22	Sikkim	144	384	2	530
23	Arunachal Pradesh	0	197	0	197
24	Nagaland	0	121	4	125
	East Total	7,118	36,227	9,931	53,277
25	Gujarat	11,065	23,188	34,415	68,668
26	Maharashtra	32,505	86,906	73,691	1,93,102
27	Dadra & NH and Daman & Diu	23	244	181	447
28	Goa	98	1,659	836	2,594
29	Lakshadweep	-	6	-	6
	West Total	43,691	1,12,003	1,09,124	2,64,817
30	Tamil Nadu	17,525	29,415	20,332	67,272
31	Karnataka	23,320	43,842	33,227	1,00,390
32	Telangana	21,438	26,507	25,175	73,120
33	Andhra Pradesh	8,642	19,155	5,061	32,858
34	Kerala	2,407	14,560	7,566	24,533
35	Puducherry	165	495	200	860
36	Andaman and Nicobar Islands	-	114	2	115
	South Total	73,497	1,34,088	91,563	2,99,148
37	HLs not allotted to any State	-	-	-	-
	All India Total	1,92,586	3,84,813	2,89,659	8,67,058

IHL Disbursement H1 2025-26			
HFCs	PSBs	PVBs	Total
8,291	13,786	7,853	29,930
5,188	5,273	2,888	13,349
6,693	7,575	4,282	18,550
3,362	8,364	10,255	21,981
5,604	8,521	6,796	20,922
1,249	3,631	2,393	7,272
922	2,356	698	3,975
1,311	1,734	890	3,935
16	1,209	49	1,274
443	1,366	555	2,365
5	328	950	1,284
-	19	44	63
33,083	54,163	37,652	1,24,899
1,269	8,921	2,861	13,050
493	2,989	488	3,971
336	1,625	196	2,157
948	2,706	558	4,213
172	1,616	263	2,051
41	226	25	291
-	160	1	161
1	173	14	187
-	116	1	116
63	212	1	277
-	106	0	106
-	59	1	60
3,323	18,909	4,408	26,640
5,614	12,412	16,621	34,646
15,337	45,242	35,399	95,978
16	124	82	222
38	958	318	1,314
-	3	-	3
21,005	58,739	52,419	1,32,163
8,436	17,076	9,576	35,088
10,637	23,138	15,436	49,210
9,921	15,053	11,511	36,485
3,365	9,684	2,315	15,364
989	7,175	3,159	11,323
75	299	105	479
-	72	1	73
33,422	72,497	42,104	1,48,023
-	-	-	-
90,834	2,04,308	1,36,583	4,31,725

**Appendix III*: Financial Performance of all Housing Finance Companies
as on March 31, 2025 vis-à-vis previous years**

A. Key Financial Indicators of HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			Per cent Variation (Y-o-Y)	
	March'23	March'24	March'25	2023-24	2024-25
Paid up Capital	42,759	45,211	46,913	5.7	3.8
Free Reserves	2,54,983	1,47,383	1,45,724	-42.2	-1.1
Net Owned Fund (NOF)	2,49,368	1,58,500	1,65,408	-36.4	4.4
Public Deposits	1,35,183	24,764	25,685	-81.7	3.7
Housing Loans	10,47,475	6,81,327	7,06,702	-35.0	3.7
Total Loans & Advances	14,56,945	9,56,087	9,60,520	-34.4	0.5
GNPA %	2.35	2.33	1.89		
NNPA %	1.23	1.18	1.09		

B. Performance of HFCs- Public Ltd. and Private Ltd.

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Public Ltd.	Private Ltd.	Total	Public Ltd.	Private Ltd.	Total	Public Ltd.	Private Ltd.	Total
Paid up Capital	40,905	1,854	42,759	43,153	2,059	45,211	45,313	1,600	46,913
Free Reserves	2,53,880	1,104	2,54,983	1,45,726	1,657	1,47,383	1,43,162	2,562	1,45,724
Net Owned Fund	2,46,527	2,841	2,49,368	1,55,076	3,424	1,58,500	1,61,611	3,796	1,65,408
Public Deposits	1,35,183	-	1,35,183	24,764	-	24,764	25,685	-	25,685
Housing Loans	10,43,119	4,355	10,47,475	6,75,489	5,837	6,81,327	7,00,834	5,867	7,06,702

*The data are furnished as per the number of HFCs during the year excluding Aviom India Housing Finance Private Limited

- FY 2024-25-90 HFCs
- FY 2023-24-92 HFCs
- FY 2022-23-97 HFCs

Data for the period March'24 declined as compared to March'23 in various parameters due to merger of HDFC limited with HDFC Bank Limited.

C. Performance of HFCs- Public Deposit Accepting and Non-Accepting

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total	Deposit Accepting HFCs	Non-Deposit accepting HFCs	Total
Paid up Capital	4,417	38,341	42,759	4,131	41,080	45,211	2,294	44,619	46,913
Free Reserves	1,93,564	61,419	2,54,983	70,957	76,426	1,47,383	68,283	77,441	1,45,724
Net Owned Fund (NOF)	1,73,185	76,183	2,49,368	71,157	87,343	1,58,500	66,714	98,694	1,65,408
Public Deposits	1,35,183	-	1,35,183	24,764	-	24,764	25,685	-	25,685
Housing Loans	8,16,051	2,31,424	10,47,475	4,03,943	2,77,384	6,81,327	3,93,703	3,12,999	7,06,702

D. Performance of HFCs-Sponsored by the Scheduled Commercial Banks and Multi-State Co-operative Banks and Others

(Amount in ₹ crore)

Particulars	31-03-2023			31-03-2024			31-03-2025		
	Spon-sored	Non Spon-sored	Total	Spon-sored	Non Spon-sored	Total	Spon-sored	Non Spon-sored	Total
Paid up Capital	1,497	41,262	42,759	1,577	43,634	45,211	1,706	45,207	46,913
Free Re-serves	17,976	2,37,007	2,54,983	23,447	1,23,936	1,47,383	27,856	1,17,868	1,45,724
Net Owned Fund	17,591	2,31,777	2,49,368	23,246	1,35,254	1,58,500	27,680	1,37,727	1,65,408
Public Deposits	18,359	1,16,825	1,35,183	18,465	6,299	24,764	18,401	7,284	25,685
Housing Loans	91,861	9,55,614	10,47,475	1,02,030	5,79,296	6,81,327	1,13,955	5,92,746	7,06,702

E. Trend in Outstanding Borrowings by HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			% Share of each category of borrowing in the total borrowing		
	March'23	March'24	March'25	March'23	March'24	March'25
Public Deposits	1,35,183	24,764	25,685	10.72	3.03	3.13
Borrowings from NHB	67,248	68,325	80,638	5.33	8.36	9.84
Borrowings from Banks	4,18,315	3,63,331	3,45,789	33.17	44.44	42.19
Foreign Borrowings	4,412	2,179	2,230	0.35	0.27	0.27
Commercial Papers	61,847	30,975	37,381	4.90	3.79	4.56
Other Borrowings	1,27,174	71,978	48,420	10.09	8.80	5.91
Debentures subscribed by Banks	2,15,466	1,09,281	40,160	17.09	13.37	4.90
Debentures subscribed by Others	2,31,365	1,46,772	2,39,277	18.35	17.95	29.20
Total Debentures	4,46,831	2,56,053	2,79,437	35.43	31.32	34.10
Total	12,61,011	8,17,604	8,19,581	100	100	100

F. Trend in Outstanding Loans and Advances and Investments of HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on			% Share of Total		
	March'23	March'24	March'25	March'23	March'24	March'25
1. Loans and Advances	14,56,945	9,56,087	9,60,520	91.17	95.72	96.53
a) Housing Loans	10,47,475	6,81,327	7,06,702	65.55	68.22	71.02
Of which Housing loans to in-dividuals	9,29,563	5,95,860	6,71,456	58.17	59.66	67.48
b) Other Loans and Advances	4,09,470	2,74,760	2,53,818	25.62	27.51	25.51
2. Investments	1,41,089	42,700	34,547	8.83	4.28	3.47
3. Total (1+ 2)	15,98,033	9,98,787	9,95,067	100	100	100

G. Trend in Outstanding Housing Loans and Total Loans of HFCs

(Amount in ₹ crore)

Particulars	Outstanding as on		
	March'23	March'24	March'25
Housing Loans	10,47,475	6,81,327	7,06,702
<i>Of which housing Loans to Individuals</i>	9,29,563	5,95,860	6,71,456
Total Loans & Advances	14,56,945	9,56,087	9,60,520
Housing Loans to Total Loans & Advances	71.90	71.26	73.57

H. Trend in Borrowers' Type-Wise Disbursements of Housing Loans of HFCs

(Amount in ₹ crore)

Particulars	Disbursement during FY			Share as a % of total Housing Loan Disbursements			Growth	
	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25	2023-24	2024-25
Housing Loan to Individuals	3,08,258	1,81,743	1,92,335	91.78	88.49	88.10	-41.04	5.83
Housing Loan to Builders	25,697	21,146	25,676	7.65	10.30	11.76	-17.71	21.42
Housing Loan to Corporate Bodies and Others	1,906	2,485	303	0.57	1.21	0.14	30.38	-87.81
Total	3,35,861	2,05,374	2,18,314	100	100	100	-38.85	6.30

I. Trend in Slab Wise Housing Loans Disbursements to Individuals by HFCs

(Amount in ₹ crore)

Loan Size	Disbursements during FY			Slab wise share as a % of total IHL disbursements		
	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25
Upto ₹2 lakh	1,652	227	110	0.54	0.12	0.06
>₹2 lakh and upto ₹5 lakh	3,248	3,093	2,253	1.05	1.70	1.17
>₹5 lakh and upto ₹10 lakh	16,747	15,090	14,580	5.43	8.30	7.57
Upto ₹10 lakhs	21,648	18,410	16,942	7.02	10.13	8.80
> ₹10 lakh and upto ₹15 lakh	23,337	20,122	20,268	7.57	11.07	10.53
> ₹15 lakh and upto ₹25 lakh	51,468	36,791	38,155	16.70	20.24	19.82
> ₹25 lakhs	2,11,805	1,06,418	1,17,131	68.71	58.56	60.85
Total	3,08,258	1,81,740	1,92,496	100	100	100

J. Trend in Purpose-wise Disbursement of Housing Loans to Individuals by HFCs

(Amount in ₹ crore)

Slab	New Houses			Upgradation			Existing Houses		
	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25	2022-23	2023-24	2024-25
Upto ₹2 lakh	1,151	184	87	311	36	16	190	6	6
> ₹2 lakh and upto ₹5 lakh	1,985	1,939	1,415	989	980	671	275	173	166
> ₹5 lakh and upto ₹10 lakh	10,856	9,848	9,101	3,074	3,160	3,329	2,818	2,083	2,150
> ₹10 lakh and upto ₹15 lakh	14,661	13,011	12,702	2,591	2,252	2,463	6,085	4,859	5,103
> ₹15 lakh and upto ₹25 lakh	31,691	22,449	23,262	3,062	2,681	2,951	16,714	11,661	11,942
> ₹25 lakh	1,29,482	64,915	74,407	3,079	2,195	2,622	79,244	39,308	40,101
Total	1,89,826	1,12,346	1,20,974	13,106	11,304	12,052	1,05,326	58,090	59,468

Appendix IV: State / UT wise Disbursement of Individual Housing Loans by HFCs

(Amount in ₹ crore)

State	Disbursements during FY 2024-25		
	Urban	Rural	Total
Andaman and Nicobar Islands	--	--	--
Andhra Pradesh	6,203.62	2,589.18	8,792.80
Arunachal Pradesh	0.22	-	0.22
Assam	332.30	33.95	366.24
Bihar	1,033.95	171.80	1,205.75
Chandigarh	308.67	412.36	721.03
Chhattisgarh	1,355.30	532.59	1,887.89
Dadra and Nagar Haveli and Daman and Diu	19.03	3.01	22.03
Delhi	5,162.29	6,512.11	11,674.40
Goa	56.50	40.72	97.22
Gujarat	7,182.99	3,852.40	11,035.39
Haryana	3,639.72	2,460.59	6,100.31
Himachal Pradesh	34.48	9.39	43.87
Jammu and Kashmir	15.06	4.33	19.38
Jharkhand	637.08	133.54	770.62
Karnataka	16,830.57	6,433.75	23,264.32
Kerala	1,559.61	806.90	2,366.51
Ladakh	-	-	-
Lakshadweep	0.49	-	0.49
Madhya Pradesh	7,826.78	3,469.34	11,296.12
Maharashtra	22,786.94	9,549.70	32,336.64
Manipur	3.15	-	3.15
Meghalaya	-	-	-
Mizoram	-	-	-
Nagaland	0.20	-	0.20
Odisha	1,640.74	147.31	1,788.04
Puducherry	112.14	40.10	152.24
Punjab	1,515.12	1,714.32	3,229.44
Rajasthan	8,535.86	4,312.67	12,848.53
Sikkim	144.11	0.23	144.34
Tamil Nadu	13,507.97	4,001.81	17,509.78
Telangana	16,908.07	4,529.15	21,437.21
Tripura	70.91	9.30	80.21
Uttar Pradesh	10,032.86	7,316.09	17,348.95
Uttarakhand	1,539.80	1,289.78	2,829.58
West Bengal	1,527.61	1,229.26	2,756.87
Total	1,30,524.14	61,605.68	1,92,129.77

Appendix V: Housing Loan Disbursed and Units constructed by ACHFs.

(Amount in ₹ crore)

State	2022-23		2023-24		2024-25	
	Units Constructed/ Financed	Amount	Units Constructed/ Financed	Amount	Units Constructed/ Financed	Amount
Andhra Pradesh	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Assam	-	-	n.a.	n.a.	n.a.	n.a.
Bihar	6	2.20	9	2.37	7	1.20
Chandigarh	-	-	n.a.	n.a.	-	-
Chhattisgarh	-	-	n.a.	n.a.	n.a.	n.a.
Delhi	155	46.60	140	42.20	201	70.09
Goa	13	2.96	n.a.	2.96	11	5.14
Gujarat	-	-	-	-	-	-
Haryana	n.a.	n.a.	-	-	-	-
Himachal Pradesh	4	n.a.	7	n.a.	n.a.	n.a.
Jammu & Kashmir	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Karnataka	16	1.81	16	1.53	19	3.47
Kerala	1091	62.66	2223	57.59	2348	63.50
Madhya Pradesh	-	-	-	-	-	-
Maharashtra	-	-	-	-	-	-
Manipur	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Meghalaya	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Odisha	-	-	-	-	n.a.	n.a.
Puducherry	15	1.49	9	1.11	4	0.91
Punjab	-	-	n.a.	n.a.	n.a.	n.a.
Rajasthan	5	0.63	5	0.69	7	0.90
Tamil Nadu	20	n.a.	45	n.a.	244	n.a.
Telangana	n.a.	n.a.	13	2.63	n.a.	n.a.
Uttar Pradesh	-	-	-	-	n.a.	n.a.
West Bengal	46	5.78	51	5.71	63	6.10
Total	1371	124.13	2518	116.78	2904	151.31

तृतीय-पंचम तल, कोर 5-ए,
भारत पर्यावास केन्द्र,
लोधी रोड,
नई दिल्ली - 110 003
दूरभाष : 011-24649031-35,
फैक्स: 011-24649030
वेबसाइट : <https://www.nhb.org.in>



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Statutory Body under the Government of India

3rd-5th Floor, Core 5-A,
India Habitat Centre,
Lodhi Road,
New Delhi -110 003
Tel.: 011-24649031-35
Fax : 011-24649030
<https://www.nhb.org.in>

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